

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: May 16, 2006

Division: Growth Management

Bulk Item: Yes    No X

Department: Planning and Environmental Services

Staff Contact Person: Ty Symroski  
Jerry D. Sanders, Esq.

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**AGENDA ITEM WORDING:**

Public hearing on the request to approve a Development Agreement between Key Largo Ocean Resorts Co-Op Inc. and Monroe County.

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**ITEM BACKGROUND:**

The proposed Development Agreement results from a Settlement Agreement reached between Monroe County and Key Largo Ocean Resorts, Co-op, Inc. (KLOR) signed by both parties in June 2003, arising from court ordered mediation. This mediation arose from legal action brought by KLOR against the County seeking relief from the application requirements of the Recreational Vehicle District that were being enforced through code enforcement proceedings.

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**PREVIOUS RELEVANT BOCC ACTION:**

**None**

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**CONTRACT/AGREEMENT CHANGES:**

N/A

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**STAFF RECOMMENDATIONS:**

Approval

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**TOTAL COST:** N/A  
**COST TO COUNTY:** N/A

**BUDGETED:** Yes    No     
**SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes N/A No    **AMOUNT PER MONTH**    **Year**   

**APPROVED BY:** County Atty X OMB/Purchasing    Risk Management   

**DIVISION DIRECTOR APPROVAL:** TJS 5/3/06  
Ty Symroski

**DOCUMENTATION:** Included X Not Required   

**DISPOSITION:** \_\_\_\_\_ **AGENDA ITEM #** \_\_\_\_\_

**DEVELOPMENT AGREEMENT  
BETWEEN  
KEY LARGO OCEAN RESORTS CO-OP INC.  
AND  
MONROE COUNTY**

BOARD OF COUNTY COMMISSIONERS  
KEY LARGO  
MAY 16, 2006

RESOLUTION - 2006

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN KEY LARGO OCEAN RESORTS, CO-OP, INC., (KLOR) AND MONROE COUNTY TO COMPLY WITH COURT ORDERED MEDIATION WHICH RESULTED IN A SETTLEMENT AGREEMENT SIGNED BY THE PARTIES IN JUNE 2003 AND APPROVED BY THE COURT ON AUGUST 4, 2003, WHICH AUTHORIZED KLOR TO SUBMIT AND APPLY FOR A DEVELOPMENT AGREEMENT.

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WHEREAS, on May 12, 2004, Key Largo Ocean Resorts Co-Op, Inc. (KLOR) filed with the Planning Department a proposed development Agreement (Agreement) pursuant to Sections 163.3220 – 3243, F.S. and Sections 9.5-101 and 102 of Monroe County Code (MCC); and

WHEREAS, after consideration of the report and recommendation of staff and the Planning Commission and testimony from the public and the documentation of the history of KLOR, the Board of County Commissioners (BOCC) makes the following findings of fact and conclusions of law:

1. KLOR is the owner of real property on Key Largo, Monroe County, Florida, located at approximately mile marker 95 of US Highway 1 fronting on the Atlantic Ocean (Property), the legal description of which is contained in **Exhibit A – Survey of the Key Largo Ocean Resorts Property**, attached hereto and made a part hereof (Survey).
2. Two hundred eighty-five (285) lots exist within the KLOR resort which provide for seasonal transient and permanent housing, together with amenities including marina, tennis courts, swimming pool, recreation building, boat ramp, clubhouse, boat trailer parking, open space and administrative offices.
3. The Resort has been operating for over twenty-five (25) years providing the lease of lots to KLOR stockholders who have placed their individually owned, recreational vehicles, mobile homes or park model homes on the lots shown on the Survey of the property.
4. From the Resort's inception until approximately 1989, Monroe County provided valid building permits to locate mobile homes and park model homes on the Property requiring that they be tied down for hurricane force wind protection.
5. The County provided other building permits for screen room enclosures and other permanent structures on the Property.

6. The Monroe County 2010 Comprehensive Plan, until December 2004, designated all the parcels of the Property as “Mixed Use/Commercial” on its Future Land Use Map.

7. The Property had been designated as being within the “Recreational Vehicle” (RV) land use district from September 15, 1986, until February 2005, which allowed only transient use of properties within the district and not permanent dwellings or structures.

8. In 1997 the Resort purchased approximately 2.0 acres of additional property consisting of both uplands and wetlands designated “Improved Subdivision”, also known as the Northeast 100 feet of the Southeasterly 1/2 of Tract 9, SOUTHCLIFF ESTATES, in order to increase the open space area of the Property and to provide additional setbacks, which property is shown as Residential Medium on the County’s Future Land Use Maps.

9. On January 16, 2002, the Monroe County Board of County Commissioners by eminent domain action acquired 9,318 square feet of the aforementioned portion of Tract 9.

10. Over time, structures have been placed within the Resort without the benefit of a building permit, or with a permit erroneously issued by Monroe County or lawfully constructed for which no permit history can be found.

11. The Resort has the appearance of a mobile home park as the result of the permanent structures being placed in the Resort and the improvements to them being with or without benefit of permit.

12. In 1994 and 1995, the Monroe County Code Enforcement Department began to actively pursue compliance with the requirements of recreational vehicle zoning of the Resort and construction without the benefit of properly issued building permits.

13. As a result of the County’s action, KLOR brought legal action against the County seeking relief from the application of the requirements of the recreational vehicle land use district.

14. The Circuit Court of Monroe County granted an injunction against the County, Case Number 96-20160-CA-22, to allow KLOR to seek a change of its land use district designation from “Recreational Vehicle” (RV) designation to “Urban Residential Mobile Home” (URM) in order to resolve some of the code enforcement issues.

15. The Court ordered the parties into Mediation, which resulted in a Settlement Agreement signed by the parties in June 2003, approved by the Court on August 4, 2003, which authorized KLOR to submit and apply for a Development Agreement. Acting in reliance on the Settlement Agreement, KLOR submitted a proposed Development Agreement to the County.

16. KLOR filed an application to amend the Future Land Use Map designation from Mixed Use/Commercial to High Density Residential and from Residential Medium

to Residential High.

17. On August 18, 2004, by unanimous vote, the BOCC approved the amendments to the Future Land Use Map.

18. On August 18, 2004, the BOCC also unanimously approved amendments to the Land Use District Map to classify the property as Urban Residential Mobile Home.

19. The Florida Department of Community Affairs found the proposed amendments to the Future Land Use Map in compliance in December 2004, and approved the amendments to the Land Use District Map in February 2005.

20. On June 22, 2005, during the review process, the Monroe County Planning Commission, after due notice and public participation in the hearing process, reviewed the Agreement and directed staff to make changes to the Agreement.

21. On July 27, 2005, September 28, 2005, November 15, 2005, December 20, 2005 and January 25, 2006, the Monroe County Planning Commission, after due notice and public participation in the hearing process reviewed the Agreement and directed staff to make further changes to the Agreement.

22. On February 22, 2006, the Monroe County Planning Commission, after due notice and public participation in the hearing process reviewed the Agreement and recommended approval to the Board of County Commissioners of the Agreement as amended.

23. The Monroe County Board of County Commissioners (Board) is the local government body having jurisdiction over the review and approval of the Agreement, in accordance with Sections 163.3220 – 3243, F.S.

24. The public notice requirements of Monroe County for consideration of the Agreement have been met.

25. The public was afforded an opportunity to participate in the public hearing and all parties were afforded the opportunity to present evidence and argument on all issues.

26. At a regular hearing dated May 16, 2006, the Board reviewed the above referenced documents, the related recommendations of the Planning Commission, as well as all related testimony and evidence submitted by the parties and members of the general public.

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**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS, MONROE COUNTY, FLORIDA, THAT THE  
REFERENCED DEVELOPMENT AGREEMENT BETWEEN MONROE  
COUNTY AND KEY LARGO OCEAN RESORTS, CO-OP, INC. ATTACHED  
HERETO AND INCORPORATED BY REFERENCE IS HEREBY APPROVED.**

**PASSED AND ADOPTED** by the Board of County commissioners of Monroe County, Florida, at a regular meeting held on the 16th day of May, 2006.

Mayor Charles "Sonny" McCoy \_\_\_\_\_  
Mayor Pro Tem Murray E. Nelson \_\_\_\_\_  
Commissioner George Neugent \_\_\_\_\_  
Commissioner Dixie M. Spehar \_\_\_\_\_  
Commissioner David P. Rice \_\_\_\_\_

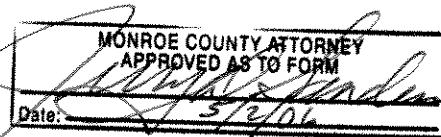
BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By \_\_\_\_\_  
Mayor Charles "Sonny" McCoy

(SEAL)

ATTEST: DANNY L. KOHAGE, CLERK

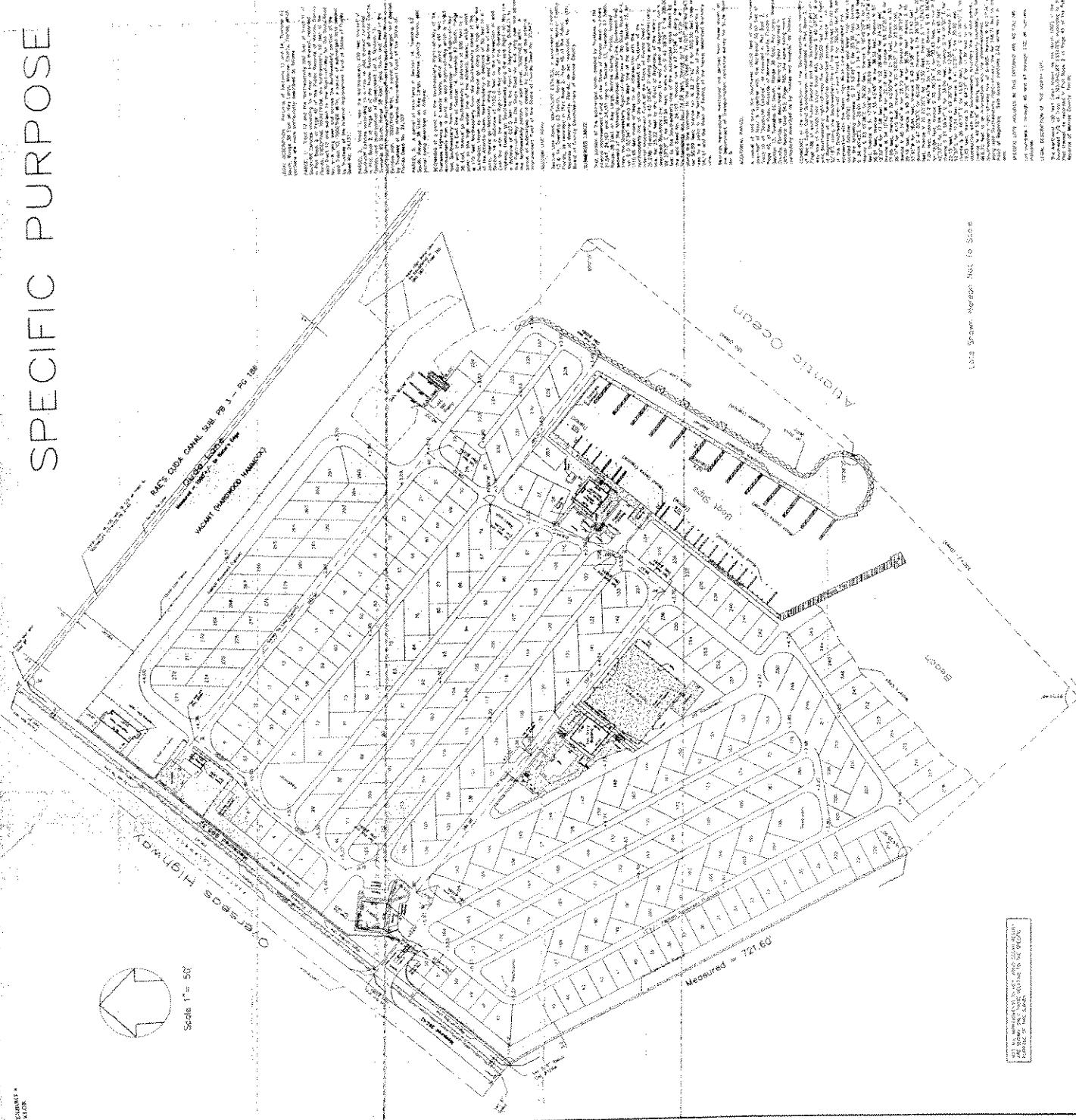
Deputy Clerk



## EXHIBIT A

## SPECIFIC PURPOSE SURVEY

3.233417 A



## BOCC RESOLUTION

## **PROPOSED DEVELOPMENT AGREEMENT**

## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (Agreement) is binding on the "effective date" as set forth herein between Monroe County, a political subdivision of the State of Florida (County), and Key Largo Ocean Resorts, Co-op, Inc. (KLOR).

### **WITNESSETH**

WHEREAS, KLOR is the owner of real property on Key Largo, Monroe County, Florida, located at approximately mile marker 95 of US Highway 1 fronting on the Atlantic Ocean (Property), the legal description of which is contained in **Exhibit A – Survey of the Key Largo Ocean Resorts Property**, attached hereto and made a part hereof (Survey); and

WHEREAS, there are two hundred eighty-five (285) lots within the KLOR resort which provide for seasonal transient and permanent housing, together with amenities including marina, tennis courts, swimming pool, recreation building, boat ramp, clubhouse, boat trailer parking, open space and administrative offices (Resort); and

WHEREAS, the Resort has been operating for over twenty-five (25) years providing the lease of lots to KLOR stockholders who have placed their individually owned, recreational vehicles, mobile homes or park model homes on the lots shown on the Survey of the property; and

WHEREAS, from the Resort's inception until approximately 1989, Monroe County provided valid building permits to locate mobile homes and park model homes on the Property requiring that they be tied down for hurricane force wind protection; and

WHEREAS, the County provided other building permits for screen room enclosures and other permanent structures on the Property; and

WHEREAS, the Resort and the individuals leasing lots from KLOR reasonably relied upon the permits granted by the County and the oral representations made by members of the building department from the Resort's inception; and

WHEREAS, the Monroe County 2010 Comprehensive Plan, until December 2004, designated all the parcels of the Property as "Mixed Use/Commercial" on its Future Land Use Map; and

WHEREAS, the Property had been designated as being within the "Recreational

Vehicle" (RV) land use district from September 15, 1986, until February 2005, which allowed only transient use of properties within the district and not permanent dwellings or structures; and

WHEREAS, in 1997 the Resort purchased approximately 2.0 acres of additional property consisting of both uplands and wetlands designated "Improved Subdivision", also known as the Northeast 100 feet of the Southeasterly 1/2 of Tract 9, SOUTHCLIFF ESTATES, in order to increase the open space area of the Property and to provide additional setbacks, which property is shown as Residential Medium on the County's Future Land Use Maps; and

WHEREAS, on January 16, 2002, the Monroe County Board of County Commissioners by eminent domain action acquired 9,318 square feet of the aforementioned portion of Tract 9; and

WHEREAS, over time, structures have been placed within the Resort without the benefit of a building permit, or with a permit erroneously issued by Monroe County or lawfully constructed for which no permit history can be found; and

WHEREAS, the Resort has the appearance of a mobile home park as the result of the permanent structures being placed in the Resort and the improvements to them being with or without benefit of permit; and

WHEREAS, in 1994 and 1995, the Monroe County Code Enforcement Department began to actively pursue compliance with the requirements of recreational vehicle zoning of the Resort and construction without the benefit of properly issued building permits; and

WHEREAS, as a result of the County's action, KLOR brought legal action against the County seeking relief from the application of the requirements of the recreational vehicle land use district; and

WHEREAS, the Circuit Court of Monroe County granted an injunction against the County, Case Number 96-20160-CA-22, to allow KLOR to seek a change of its land use district designation from "Recreational Vehicle" (RV) designation to "Urban Residential Mobile Home" (URM) in order to resolve some of the code enforcement issues; and

WHEREAS, the Court ordered the parties into Mediation, which resulted in a

Settlement Agreement signed by the parties in June 2003, approved by the Court on August 4, 2003, which authorized KLOR to submit and apply for a Development Agreement; and

WHEREAS, acting in reliance on the Settlement Agreement, KLOR submitted a proposed Development Agreement to the County; and

WHEREAS, KLOR filed an application to amend the Future Land Use Map designation from Mixed Use/Commercial to High Density Residential and from Residential Medium to Residential High; and

WHEREAS, On August 18, 2004, by unanimous vote, the BOCC approved the amendments to the Future Land Use Map; and

WHEREAS, On August 18, 2004, the BOCC also unanimously approved amendments to the Land Use District Map to classify the property as Urban Residential Mobile Home; and

WHEREAS, the Florida Department of Community Affairs found the proposed amendments to the Future Land Use Map in compliance in December 2004, and approved the amendments to the Land Use District Map in February 2005; and

WHEREAS, both the County and KLOR realize that the change of the land use designation will not resolve all of the code enforcement issues at the Resort; and

WHEREAS, both the County and KLOR recognize that the public noticing and hearing procedures shall follow the requirements of F.S. 163.3225, which require a public hearing in front of both the Planning Commission and the Board of County Commissioners for consideration of a Development Agreement; and

WHEREAS, **Exhibit B - Structure Status and Compliance Actions at Key Largo Ocean Resorts and Verification of Structure Age/Insurance**, attached hereto and made a part hereof, contains an agreed upon comprehensive listing of all structures and development activity {i.e. tie-downs} permitted or not on each of the two hundred eighty-five (285) lots within the Resort and lists all of the permits previously granted and the requirements for additional permits required for all structures not vested or otherwise protected, which data has been reviewed and updated through site visits, review of county and KLOR records to reflect existing conditions; and

WHEREAS, the County and KLOR agree that the data presented in **Exhibit B** attached hereto is supplemented with data collected by the Monroe County Property Appraiser's Office between August 1995 and January 1996, and, as such, represents a statement of the conditions of the Resort at that time and any subsequent permits issued that met the requirements of the County Land Development Regulations and Building Code at that time, but it may not reflect all lawful activity on the property for which the County does not have accurate records, but are demonstrable on the site, such as tie-downs, slabs and similar activities that could have been lawfully permitted; and

WHEREAS, Section 163.3220, Florida Statutes, authorizes the County to enter into agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development; and

WHEREAS, the Monroe County Year 2010 Comprehensive Plan (Comprehensive Plan) contains objectives and policies that seek to reduce the frequency of uses inconsistent with the Land Development Regulations and the Future Land Use Map (Objective 101.8) and the objectives of the Settlement Agreement between KLOR and the County; and

WHEREAS, the County finds that entering into this Agreement furthers the purposes, goals, objectives, and policies of the Comprehensive Plan.

NOW THEREFORE, the parties do hereby agree as follows:

## I. PURPOSES

The purposes of this Agreement are as follows:

- A. To agree on a phased program of remedial actions and Resort wide improvements to achieve compliance with the requirements of the Urban Residential Mobile Home district, such that not more than 285 of the existing manufactured homes and RV units may be replaced with compliant manufactured homes or single family-detached homes elevated to the levels required by the County's Flood Plain regulations.
- B. To allow the Resort to retain temporarily pursuant to the terms of this Agreement some of the conforming, or accessory to a permitted use structures,

- and uses permitted by the County prior to 1990 or established as otherwise lawfully in existence on the property prior to 1990.
- C. To allow the KLOR to retain as conforming the permitted existing grill/pub, bathrooms, office and docking facilities for 65 wet slips and club establishments as accessory uses to the principal residential uses.
  - D. To establish specific development and permit approvals and processes required bringing the Resort into compliance with County Land Development Regulations, Building and Fire Safety Codes.

## **II. AGREEMENT REQUIREMENTS**

The parties recognize the binding effect of Sections 163.3220-163.3243, Florida Statutes, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

### **A. Legal Description and Ownership**

The legal descriptions for the properties that are subject to this Agreement are set forth in **Exhibit A – Survey of the Key Largo Ocean Resorts Property.**

### **B. Duration of Agreement**

This Agreement shall remain in effect for seven (7) years from its effective date as defined herein. It is the intention of Monroe County to promote rational and timely development of the Property to maximize best land use management practices consistent with the landowner's rights and commitments described herein.

### **C. Permitted Uses**

The development and uses permitted on the Property, including population densities, building intensities and structure heights and total acreage of the site are:

- 1. The development of not more than two hundred eighty-five (285) lots with one manufactured home or single family-detached dwelling unit and accessory structures per lot on the KLOR Property, together with the amenities as shown on the Survey (**Exhibit A**).
- 2. Accessory structures and uses including: recreational and maintenance facilities, resort offices, bath houses, grill/pub, club and docking facilities including 65 boat slips, wastewater treatment plant and boat/trailer parking.

3. The unit density is one manufactured or single family-detached home per lot, which is 13.6\_units per gross acre. The population density is estimated at approximately 570 persons.
4. Building intensity for the accessory low to medium intensity commercial retail and office use is limited to the aggregate amounts as shown on **Exhibit A** for such uses. Community open space shall be no less than 102,000 square feet.
5. Building height is limited to 35 feet.
6. Total acreage of the site is 20.9 acres.

For the duration of this Agreement, the parties agree that any and all of the approved development shall comply with and be controlled by this Agreement, the Land Development Regulations, and the Comprehensive Plan governing the development of the land effective when Monroe County and KLOR execute this Agreement as authorized by Section 163.3220, Florida Statutes.

#### **D. Public Facilities**

1. The Florida Keys Aqueduct Authority provides domestic potable water to the Property.
2. Electric service is provided by Florida Keys Electric Cooperative to the Property.
3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.
4. KLOR shall provide wastewater, treatment and sewage collection and disposal to the Property via onsite systems, which will be upgraded to 2010 standards as may be required by law if no community wide system is available by 2010.

#### **E. Reservation or Dedication of Land**

There is no reservation or dedication of land for public purpose contemplated by this Agreement.

#### **F. Local Development Permits**

The following is a list of all development permits approved or needed to be approved for the development of the Property as specified and requested in this Agreement:

1. All required Federal, State, South Florida Water Management District, and Monroe County permits for stormwater when necessary, if required.

2. Federal, State and County permits, as required, for docking facilities.
3. Demolition or renovation permits as necessary for the elimination of structures which cannot be permitted according to the regulations pertaining to mobile home parks and Urban Residential Mobile Home Land Use District Regulations as of the effective date of this Agreement.
4. KLOR shall submit a complete site redevelopment plan application package to the County for the redevelopment of the Resort to the standards and conditions of this Agreement and the County's Land Development Regulations to the extent applicable and not inconsistent with this Agreement. This site redevelopment package, referred to hereinafter as "Site Redevelopment Plan", shall be submitted to the County within one-hundred twenty (120) days from the effective date of this Agreement and shall be noticed in accordance with Section 9.5–45 Monroe County Code (MCC) and reviewed and approved pursuant to the process for major conditional uses in Section 9.5–69(b) through (d.), MCC. The application fee for the Site Redevelopment Plan shall be the same as that for major conditional use. At a minimum, the Site Redevelopment Application Package shall contain: (1) a site plan depicting detailed stormwater management, landscaping, access and road improvements, fire suppression facilities, and utility relocations; and (2) a site plan for manufactured and single family-detached home lots depicting the construction envelope on each leased space for the siting of compliant manufactured and single family-detached homes and accessory structures.
5. Building and related construction permits for land clearing, stormwater facilities, utilities and road improvements, as appropriate to implement the conditional use order and this Agreement.

#### **G. Finding of Consistency**

By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with and furthers the County's Comprehensive Plan and Land Development Regulations.

#### **H. Breach, Amendment, Enforcement, and Termination**

Exclusive of any others except those imposed by law, the following additional conditions,

terms, restrictions, or other requirements are also determined by the parties to be necessary for the execution and enforcement of this Agreement:

1. Breach of Agreement and Cure Provisions

- a. Upon KLOR's material breach of the terms and conditions of this Agreement, Monroe County shall serve written notice on and shall provide KLOR the opportunity, within ninety (90) days, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. Monroe County shall allow KLOR an opportunity to cure the breach or to negotiate an amendment to this Agreement within a reasonable time, not to exceed ninety (90) days after KLOR response or proposal, absent exigent circumstances.
- b. The following events, unless caused by fire, storms, floods, other acts of God, or events beyond the control of KLOR are to be considered a material breach of this Agreement: (1) the failure to comply with the provisions of this Agreement or the application for permits to effectuate the actions required and described in herein; (2) the failure to maintain conditions placed on permits or approvals contained in or issued as a direct result of this Agreement; (3) the failure to comply with applicable permitting requirements of Monroe County after notice and opportunity within ninety (90) days to commence to comply with such permitting requirements or, if applicable, to commence compliance with such requirements and have completed within a reasonable time as mutually agreed by the parties if compliance requires more than sixty (60) days.

2. Amendment, Termination, or Revocation

The parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein. Amendments to this Agreement shall subject KLOR to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met. It is further agreed that no modifications, extensions, amendments, or alterations of the terms or conditions contained herein

shall be effective unless contained in a written document approved and executed by the parties to this Agreement.

### 3. Hearing Requirements

- a. Before amending, terminating, or revoking this Agreement, Monroe County shall conduct at least two (2) public hearings. The hearings shall be held pursuant to an application filed with Monroe County by the party seeking to amend, terminate or revoke this Agreement, along with the requisite filing fee.
- b. Notice of intent to amend, terminate, or revoke this Agreement shall be advertised at least seven (7) days before the public hearing in a newspaper of general circulation and readership in Monroe County. The day, time, and place of any further public hearing shall be announced at the first public hearing and the date thereof shall be advertised at least seven (7) days before such public hearing. The notices shall specify the location of the property subject to this Agreement, the development uses proposed on the property, the proposed population densities, and the proposed building intensities and height, and shall specify a place where a copy of the proposed amendment, termination or revocation, and supporting information can be obtained.

### 4. State and Federal Law

If State or Federal laws enacted after the effective date of this Agreement preclude any party's compliance with the terms of this Agreement, this Agreement shall be modified as is necessary to comply with the relevant State or Federal laws; however, this Agreement shall not be construed to waive or supersede any contention under law that KLOR has acquired vested rights under prior law.

### 5. Enforcement

- a. If Monroe County, through its Growth Management Division, finds that KLOR or a successor is in material breach of this Agreement, and after notice is given as provided herein to respond to or cure said breach, KLOR fails within a reasonable time to respond, cure, or secure and amendment resolving the breach, Monroe County may utilize appropriate code

enforcement remedies to cure any breach or seek through the Circuit Court of Monroe County enforcement of the provisions of the Settlement Agreement approved by the Court on August 4, 2003.

- b. Monroe County, KLOR, their successors or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.
- c. Nothing contained herein shall limit any other powers, rights, or remedies that any party has, or may have in the future, to enforce the terms of this Agreement.

### **III. Compliance with Other Laws**

The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve KLOR of the necessity of complying with the laws governing said permitting requirements, conditions, terms or restrictions

### **IV. Additional Provisions**

#### **A. Permits**

KLOR, its lessees or cooperative members shall apply for all the building or demolition permits required to bring existing improvements and structures into compliance to replace existing manufactured homes or RVs with compliant manufactured or single family-detached homes. The compliance schedule to submit applications for building and demolition permits for compliance and replacement of existing non-compliant structures shall be identified by individual lot number in the Site Redevelopment Plan required by section II F. 4, provided that: (1) all permit applications shall be applied for within three (3) years from the effective date of the Site Redevelopment Plan; (2) at a minimum, 75 lots shall be brought into full compliance with Chapter 6.0 and Chapter 9.5, Monroe County Code and this Development Agreement within one year from the effective date of the Site Redevelopment Plan and at least fifty (50) lots each year thereafter until all the structures and improvements on all lots are in full compliance; and, (3) all lots shall be in full compliance with Chapter 6.0 and Chapter 9.5, Monroe County Code and this Development Agreement by no later than six (6) years from the effective date of the

Site Redevelopment Plan. However, the County must be presented with written certification on forms approved by the County, in advance, that the KLOR management, specifically its President and Board of Directors, has approved the individual permit application. All work authorized by said permits shall be completed in accordance with Chapter 6 and Chapter 9.5, Monroe County Code. Permits required for roads, fire suppression, stormwater, landscaping, utility relocations, and other community facilities or improvements shall be applied for by KLOR, its lessees and cooperative members, pursuant to the approved Site Redevelopment Plan within a period of one (1) year from the effective date of the Site Redevelopment Plan. In regard to the submittal of permit applications to bring lots into compliance, both parties recognize that the time requirements under the Florida Building Code for the processing of permit applications by the County's Building Department may not be strictly adhered to in order to: allow the County staff sufficient time to properly review and approve all these applications, given the three year submittal deadline for applications; and, to provide greater flexibility to KLOR, its lessees or successors in meeting the five-year compliance schedule.

## **B. Vesting and Compliance Policies**

The following are the policies and standards for the vesting of certain improvements and compliance actions that govern the specific compliance actions required and which shall be followed in implementing the terms and conditions of this agreement:

1. Any improvements except as noted below for driveways other surface cover improvements, that have been made without a permit shall be removed, including below base flood ground mounted air conditioning condensers except where after-the-fact permits can be issued.
2. All unpermitted impervious surface improvements, such as concrete or asphalt driveways and slabs, may be retained except where they are required to be removed by this Agreement or the approved Site Redevelopment Plan.
3. As defined in the Land Development Regulations, all non-road ready park models, other recreational vehicles, or non-compliant manufactured homes in place prior to 1990 or that received a permit for the replacement by the County after that date shall be allowed to remain in place until such time as they are required in accordance with the Site Redevelopment Plan to be replaced by a

compliant manufactured or single family-detached home or brought into compliance with the County's floodplain regulations. However, all unpermitted attachments, enclosures or other improvements shall be removed except where an after-the-fact permit can be issued. The County shall allow permits, on a case-by-case basis, for minor repair to trailers and park models resulting from the demolition of unpermitted attached structures.

4. The date on the RV's title document or KLOR's required insurance verification listed on **Exhibit B – Structure Status and Compliance Actions at Key Largo Ocean Resorts and Verification of Structure Age/Insurance** attached hereto and Vehicle Identification Number or Vehicle Tag shall be used to resolve any disagreement over the date of the placement of an RV.
5. All non-road ready park models, other recreational vehicles, or manufactured homes in place after 1989 and without a permit for placement by the County shall be removed or brought into compliance with the County's floodplain regulations in accordance with the Site Redevelopment Plan. After their removal they may be temporarily replaced on their individual lots by a road ready RV for a period of five (5) from the effective date of the Site Redevelopment Plan, or permanently replaced with a compliant manufactured home or single family-detached home at or above base flood elevation.
6. Lot owners delinquent on payment of the Monroe County license tax pursuant to Section 320.08 Florida Statutes, shall be required to pay in full any outstanding balance and delinquent fees to the Monroe County Office of Tax Collector prior to issuance of any permit under this Agreement.

#### **C. Impact Fees**

Each lot owner shall be required to pay impact fees prior to the issuance of a permit authorizing a compliant manufactured home or single family-detached home on their lot. This impact fee shall be \$1,229.00 for manufactured homes and \$1,534 for single family-detached homes.

#### **D. Special Development Standards**

1. The Site Redevelopment Plan shall insure that the configuration of manufactured homes meets the separation requirement of NFPA 501A - Standard for Fire Safety

Criteria for Manufactured Home Installations, Sites and Communities to the maximum extent practicable without the removal of units.

2. The Site Redevelopment Plan shall address the life safety and fire protection issues raised in the September 19, 2003 letter from Assistant Fire Marshal Romero to Mr. Donald Craig AICP, which is attached herein to this Agreement as **Exhibit C**.
3. KLOR shall be entitled to a maximum of 284 units on the site or 285 units, upon providing documentation verifying existence of this unit, which is to be submitted with and approved as part of the Site Redevelopment Plan. Should the approved Site Redevelopment Plan result in less than this maximum limit recognized by the County, any units transferred off-site shall be only for affordable housing. Within sixty (60) days of the effective date of the Site Redevelopment Plan, KLOR shall record in the public records a restrictive covenant on the property running in favor of the County that limits the number of residential units on the property to the number approved under the Site Redevelopment Plan.
4. Pursuant to paragraph B. above, road ready recreational vehicles may be temporarily placed on individual lots for a period of five (5) years from the effective date of the Site Redevelopment Plan after which only manufactured or modular homes shall be authorized to be placed on any of the lots.
5. The Board of County Commissioners hereby reserves the right to review and amend the Site Redevelopment Plan consistent with this Agreement. KLOR may petition the Board of County Commissioners to review the Site Redevelopment Plan approved by the Planning Commission.

#### **E. Recording**

The County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all parties. Recording fees shall be paid by KLOR.

#### **F. Entire Agreement**

This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings

concerning the subject matter of this Agreement that are not contained in or incorporated into this document; accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

#### **G. Severability**

If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder here shall not be invalidated thereby and shall be given full force and effect.

#### **H. Jurisdiction and Governing Law**

The parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Monroe County, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida.

#### **I. Conflicting Resolutions**

All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

#### **J. Successors and Assigns**

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

#### **K. Notices**

All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service. Notice shall be deemed effective upon receipt.

For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

Mr. Thomas Willi  
County Administrator  
1100 Simonton Street, Rm. 2-205  
Key West, FL 33040

The address of Key Largo Ocean Resorts Co-op, Inc. shall be:

Mr. Pedro Salva, President  
Key Largo Ocean Resorts Co-op, Inc.  
94825 Overseas Highway  
Key Largo, FL 33037

**L. Effective Date**

The effective date of this Agreement is 30 days after the duly signed and recorded Agreement is received by the Florida Department of Community Affairs pursuant to Chapter 380, Fla. Statutes.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year below written.

**APPROVAL OF KEY LARGO OCEAN RESORTS CO-OP, INC.**

Signed, sealed, and delivered in the presence of:

Pedro Salva

Witness:

For: Key Largo Ocean Resorts Co-op, Inc.

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Dated: \_\_\_\_\_

Signature \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by \_\_\_\_\_. He/she is personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
My commission expires:

\_\_\_\_\_  
My commission number:

**APPROVAL OF MONROE BOARD OF COUNTY COMMISSIONERS**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2006, Monroe County Board of County Commissioners approved this Agreement by Monroe County Board of County Commissioners Resolution No. \_\_\_\_\_.

ATTEST:

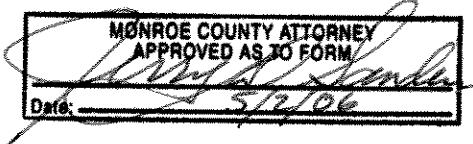
MONROE COUNTY, FLORIDA

DANNY KOHLAGE

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COUNTY CLERK

By: MAYOR CHARLES "SONNY" MCCOY

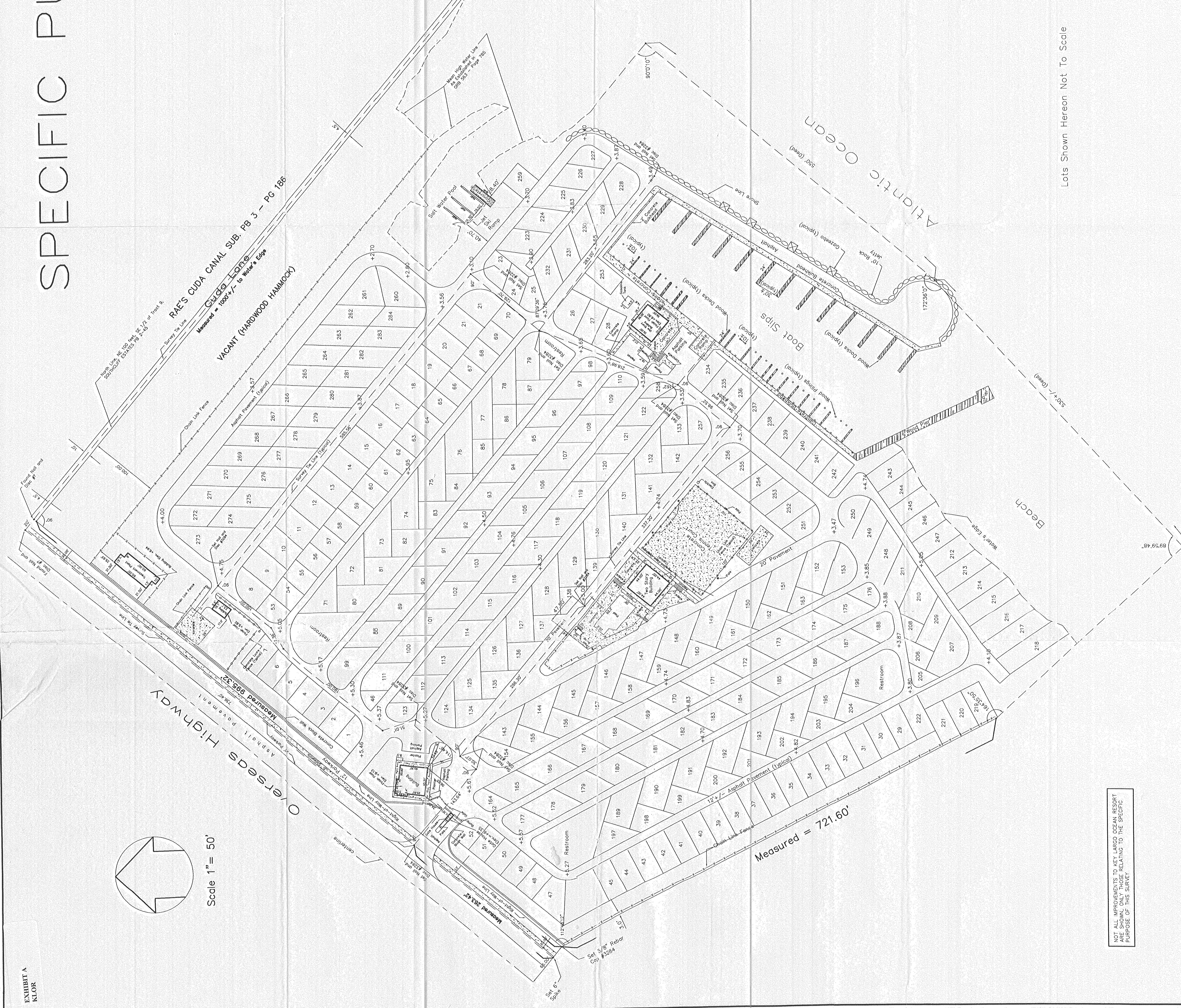


**EXHIBIT A**

**SURVEY OF  
KEY LARGO OCEAN RESORTS PROPERTY**

KLOR

## **EXHIBIT A**



NOT ALL IMPROVEMENTS TO KEY LARGO OCEAN RESORT ARE SHOWN, ONLY THOSE RELATING TO THE SPECIFIC PURPOSE OF THIS SURVEY

**EXHIBIT B**

**STRUCTURE STATUS REPORT AT  
KEY LARGO OCEAN RESORTS**

**Key Largo Ocean Resorts  
Exhibit B - Structure Status Report  
And Compliance Actions**

Guiding Principle – If County issued permit prior to 1990, structure vested.  
Note: If County issued Tie-Down Permit prior to 1990, mobile/park model considered FEMA compliant.

Lot #	Year/Bldg Type/ Registration #	Tie Down	Permitted Structures	Unpermitted Structures	FEMA Compliant	GMD Compliance Report	KLOR Action for Compliance
1	1987 Park Model [1991 PTR]	Y	1987 alum roof, screen enclosure (C21577); 1982 SL (C11319)	3 ADDNs (front enclosure and rear covered patio). Rear patio 3' or less from fence.	N	DEMO-ALL	SR ATF
2	1986 Park Model [1991 PTR]	Y		1992 SL; No setbacks from adjoining mobile	N	DEMO-ALL	ATF – 1992 ADDN or DEMO
3	1986 Park Model [1993 PTR]	Y	1983 SL (C12861); 1985 alum roof (C17225); 1986 tie down (C19655); 1987 SL, roof (C22572; 1981 SL (C911 and 9118)		N	DEMO-ALL [12' X 14' ENCLOSURE W/O PERMIT]	ATF – 1993 ADDN or DEMO
4	1987 Park Model [1995 Vehicle Tag; 12'x40' Unit PTR]	Y	1981 2 alum AWs (C9930); 1981 asphalt pkgs (C9229); 1981 SL (C9387); 1984 alum roof (C14809)	ADDN, DE	N	DEMO-ALL [VIOLATION FOR PLACEMENT OF PARK MODEL]	ATF - ADDN or DEMO
5	1982 Park Model [1990 PTR]	Y	1983 alum AW (13064); 1982 SL (C11085); 1982 stairs and bar (C11452)	ADDN	N	DEMO-ADDN	ATF - ADDN or DEMO
6	1988 Park Model	Y	1984 SL (15040); 1986 roof, screen enclosure (C19451)	Park Model, permanent enclosure	N	DEMO-ADDN & RESTORE TO SR	ATF - ADDN or DEMO
7	1987 Park Model [1990 PTR]	Y	1984 screen room, alum roof (C14559); 1983 SL (C14235)	Park Model, 2 CARs, ADDN; built to lot line	N	DEMO-ALL	ATF - ADDN/CAR or DEMO
8	1986 Park Model	Y	1983 alum roof (C13332); 1982 SL (C11888); 1982 tie down (C12110); 1986 tie down (C20933); 1986 enclose AW (C21043)	Carport	N	DEMO-CAR [CAR W/O PERMIT]	ATF - CAR
9	1985 Park Model	Y	1984 tie down - insurance purposes only (C14502); 1984 alum roof (C14552); 1981 SL (C9605); 1981 utility room (C10050)	Utility room is now living area; CAR, canvas AW structures	N	DEMO-CAR AND CANVAS AW	ATF - CAR/AW
10	1986 Park Model	Y	1983 SL (C13253); 1983 alum roof (C13441); 1985 screen enclosure	No screen enclosure exists; L-shaped living area; entire lot is concrete	N	DEMO-ADDNS	

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PTR=Property Tax Records

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COUNTY REVISED: 03/07/05**

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11	1982 RV [49'x 43' Unit PIR]	Y	1982 tie down (C1113)	ADDN, DE, conversion to duplex (11A& B); entire lot is concrete	N	DEMO-ALL; ONLY ONE UNIT ALLOWED	DEMO 1 unit ATF - ADDN or DEMO
12	1986 Park Model	Y	1986 alum roof, screen enclosure and tie down for insurance purposes only (C19588)	park model, CAR, ADDN; entire lot is concrete	N	DEMO-ADDN, CAR & RETURN TO CONDITIONS OF ORIGINAL PERMIT	ATF - ADDN/CAR or DEMO
13	1988 Park Model	Y	1983 driveway SL (C13808); 1981 concrete SL (C9850); 1981 SL- (C12525); 1983 SL (C9020)	CAR; entire lot is concrete	N	DEMO-CAR OR ATF CAR	ATF - 1992 ADDN or DEMO
14	1993 Park Model	Y		park model, CAR, ADDN	N	DEMO-ALL	ATF - ADDN Park Model or DEMO
15	1993 Park Model	Y	1981 alum AW (C9935); 1981 tie down - insurance (C9931); 1980 SL (C8257; 1981 SL (9850); 1988 interior renovation(88-3- 591); 1988 alum shed (88-3- 066)	ADDN, CAR, tile; unknown if original unit has been replaced, appears to be a park model	N	DEMO-ADDN & CAR-ALL	ATF - ADDN/CAR or DEMO
16	1981 [1993 Vehicle Tag: 34'x 10'12' PIR]	Y	1981 tie down - insurance (C9863); 1980 SL (C8219); 1981 SL (C9292; 1984 relocate meter (C14486)	Owned since 1980; structure has been over roofed and enclosed with ADDN and CAR as part of overroofing; unable to establish if trailer even exists; structure looks like house with tiled patio	N	DEMO- ALL ADDNS & CAR & POSSIBLY DEMO- ALL UNKNOWN STRUCTURE	ATF - 1990 ADDN/CAR or DEMO
17	1981 Park Model (RV with pop-outs)	Y	1981 SLs (C9292); 1981 patio SLs (C9112); 1981 tie down (C9853)	CAR, tiled patio Aluminum awning and enclosure	N	DEMO- ADDNS & CAR	ATF - 1990 ADDN/CAR or DEMO
18	1982 Park Model (RV with popouts)	Y	1980 tie down (C8553); 1980 alum AW (C8554)	ADDN; appears that AW has been converted to enclosed	N	DEMO- ALL ADDN	ATF - ADDN/AW or DEMO

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19	1984 RV	Y	1984 SL (C14380); 1984 roof (C14468); 1984 electric (C1489); 1984 tie down (C14500)	living area 2 enclosures that form L-shape	N	DEMO-ADDNS	ATF – 1992 ADDN or DEMO
20	1984 RV [Connected to Structure on Lot 21 in 1992; PTR]	Y	1984 tie down insurance purpose (C14335); 1983 roof (C14246); 1986 driveway and screen enclosure (C19317); 1980 tie down (C8433); 1980 AW (C8434)	ADDN; kitchen; there is no separation from 20 to 21, all connected by common wall	N	DEMO-ALL [COMBINED WITH LOT 21]	ATF – 1992 ADDN or DEMO DEMO – Common Wall
21	1985	Y	1983 SL (C13163); 1981 SL (C10088); 1985 tie down - insurance purposes only (C17370)	Connected to 20 by common wall	N	DEMO-ALL [COMBINED WITH LOT 20]	ATF – 1992 ADDN or DEMO DEMO – Common Wall
22	1985 Park Model	Y	1981 tie down - insurance (C9750); 1984 tie down (C16323?); 1980 tie down (C8167)	ADDN; registered as 1986 - homemade?	N	DEMO-ADDNS [MODEL UNKNOWN FURTHER INFO REQUIRED.]	ATF – 1990 ADDN & Shed or DEMO
23	1983 Mobile Home [1990 PTR]	Y	1983 tie down - insurance purposes only (C17592)	ADDN	N	DEMO-ALL [TIE DOWN 1983; NEW STRUCTURE 1990 W/O PERMIT]	ATF – 1990 ADDN or DEMO
24	1992 Park Model	Y	1981 concrete SLs (C9365); 1981 concrete SLs (C9937); 1984 tie down - insurance purposes only (C15444)	ADDN, DE	N	DEMO ADDN & DE ALL	ATF – 1993 ADDN or DEMO ATF – DE
25	Park Model	Y	1981 AW (C10097); 1981 SLs (C9937)	ADDN; owned since 1981	N	DEMO-ADDN & EXPANDED PORTION OF A W [EXPANDED AWNNG W/O PERMIT]	ATF – 1990 ADDN or DEMO
26	Mobile Home	Y		roof over, ADDN, covered	N	DEMO-AW,	ATF – ADDN or DEMO

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27	2001 Park Model	Y	1981 SL (C9850); 1981 AW (C9843); 1981 tie down - insurance (C9750)	wood DE ADDN; electric, tile; owned since 1981	N	ADDNS, & DE DEMO-ALL [NEW ROOF W/O PERMIT]	ATF – ADDN or DEMO
28	1982 Park Model 1990 ADDITION PJR	Y	1982 AW (C11668); 1982 SL (C11066); 1986 tie down (C20983); 1986 room enclosure - AW (C20943)	enclosures; while appearing to be permitted, do not conform to existing drawing supplied by owner for permit; ADDNs being used as habitable space; screen room has been converted to a living area; 10' separation doubtful;	N	DEMO-ALL	ATF – ADDN or DEMO
29	1981 Park Model	Y	1982 screen room and AW extension (C11707); 1980 tie down (C8370); 1981 SL (C9191)	Owned since 1980; check setbacks		DEMO-KITCHEN IN SR	
30	1975 Mobile Home 139x12' PTR, insurance 50 x 12' unit	Y	1981 SL (C9191)	ADDN; patio roofs in front and rear	N	DEMO-ALL	ATF – 1992 ADDN or DEMO
31	1987 Park Model	Y	1986 roof and screen room with tie down (C20942); 1981 driveway and parking (C9329); 1981 AW (C9660); 1981 tie down (C9436) 95-3-1647 RV replacement	enclosed living area - screen room converted	N	DEMO- ENCLOSURE AND RETURN TO SR	ATF – 1992 ADDN or DEMO
32	1999 Park Model (RV with popouts)	Y	1981 SLS (C9165); 1980 SL (C8256); 1981 tie down (C9279); 1981 AW (C9660)	ADDN; tiled CAR, and electric	N	DEMO-ALL [NEW PARK MODEL; CHANGES TO	ATF – 1992 ADDN/CAR or DEMO

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							FRONT; EXPANDED ADDITION W/O PERMIT]
33	1981 RV	Y		aluminum roof over RV, large enclosed ADDN	N	DEMO-ADDN & ROOF [CHANGED ROOF SINCE 1995 W/O PERMIT]	ATF – 1992/95 ADDN or DEMO
34	1981 Park Model (RV with popout)	Y	1983 SL (C13377); 1984 extend alum roof and screen enclosure (C14805) 1980 tie down - insurance (C8655); 1980 AW (C8659)	2 enclosed ADDNs (1 each side); owned since 1980	N	CHECK PERMITS	ATF – 1992 ADDN or DEMO
35	1977 RV [8' x 22' unit PTR; insurance 35' x 8']	Y			N	DEMO- ADDN, VINYL SIDING, ALL [VINYL SIDING ADDED AND ALUMI ROOF OVER W/O PERMIT]	ATF – ADDN/ ____ or DEO
36	1989 Park Model	Y	1981 concrete (C9328); 1983 tie down (C12722); 1989 tie down (89-3-1089); 1989 replace trailer (89-3- 1499)	Alum CAR	N	DEMO-CAR & ENCLOSURE	ATF – 1990 ADDN/CAR or DEMO
37	1993	Y	1983 SL (C12563); 1983 roof and screen on exist SL (C12757); 1981 SL (C9328) 95-3-1895 552sq ft alum roof over		N	DEMO-ALL	ATF - 1992 ADDN or DEMO
38	1998 Park Model	Y	enclosed ADDN, alum CAR	N	DEMO-ALL	ATF – ADDN/CAR or DEMO	
39	1973 RV	Y	screen room; kitchen - complete kitchen installed in screen room		DEMO-ADDN	ATF – ADDN of DEMO	

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40	1975 Park Model	Y	1981 SLs (C10018)	enclosed ADDN with covered patio	N	DEMO – ADDN & CAR [ALUM AW, CHANGED SLIDERS TO DOOR, VINYL SIDING W/O PERMIT]	ATF ADDN or DEMO
41	1981 RV	Y	1981 asphalt parking (C9229); 1981 tie down - insurance (C9823); 1980 SL (C8103); 1980 AW (C8130); 1983 screen enclosure (C13055); 1987? AW extension (C11770) - 10' setback	Owned since 1980; does not meet setback requirements in permit; no permit for enclosed ADDN	N	DEMO-ENCLOSURE AND RESTORE BACK TO SR	ATF ADDN or DEMO
42	1979 RV	Y	1988 relocate trailer on existing (88-3-123); 1980 concrete SL (C8099)	enclosed ADDNs on both sides of RV	N	DEMO- ADDNS	ATF ADDN or DEMO
43	1988 RV	Y	1981 asphalt parking (C9229); 1980 SL (C8100); 1980 AW (C8131); 1981 tie down (C9279)	enclosed ADDN; tiled patio, electrical	N	DEMO-ADDN, EXCEPT FOR AWNING	ATF – ADDN or DEMO
44	1982 Park Model (RV with popouts)	Y	1981 SLs (C10208); 1981 tie down (C10108); 1981 SL (C9291); 1981 asphalt parking (C92229); 1988 siled (88-3-1418); 1988 dock (88-3-708) 95-3-561 exterior renovations	enclosed ADDN	N	DEMO-ADDN [1/2/2000 WORKED THRU SWO FOR KITCHEN AND CABINETS]	ATF – ADDN or DEMO
45	1987 Park Model [1990 PTR]	Y	1981 SL (C9937)	alum CAR	N	DEMO-ALL	ATF – ADDN or DEMO
46	1987 RV	Y	1982 AW and SL (C11067); 1982 screen room	enclosed ADDN - screen room converted to living room (C11738); 1979 place	N	DEMO-ALL [APPEARS TO BE MOBILE HOME ON SITE RATHER	ATF – ADDN or DEMO

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47	1976 RV	Y	1983 mobile home (C5454)	enclosed living area - screen room converted	N	DEMO-ENCLOSED LIVING AREA AND RESTORE SR TO ORIGINAL PERMIT DEMO-ALL	ATF – ADDN or DEMO
48	1990 Park Model	Y	1982 AW (C11491); 1982 tie down (C11481); 1981 SL (C9365)	CAR	N	DEMO-CAR [NEW RV; AND NEW ROOF OVER W/O PERMIT] DEMO-CAR	ATF – CAR or DEMO
49	1982 RV	Y		CAR	N	DEMO-CAR [NEW RV; AND NEW ROOF OVER W/O PERMIT] DEMO-CAR	ATF – ADDN or DEMO
50	1981 Park Model	Y	1981 SL (C9519)	CAR	N	OK DEMO-DE & ADDN 52A; DEMO-ALL ILOT 52A WAS CREATED W/O APPROVAL]	Road Ready R.V. License ATF – 1992 ADDN or DEMO
51	1988 RV	N		DE and enclosed living area	N		
52	1987 Park Model	Y	1981 tie down - insurance purposes only (15234); 1980 SL 9C8258	DE and enclosed living area	N	OK DEMO-DE & ADDN 52A; DEMO-ALL ILOT 52A WAS CREATED W/O APPROVAL]	Road Ready R.V. License ATF – 1992 ADDN or DEMO
53	1976 Park Model	Y	1984 tie down - insurance purposes only (15234); 1980 SL 9C8258	enclosed ADDN, CAR	N	DEMO-ADDN & CAR [ADDN RENOVATED, NEW DOORS AND WINDOWS W/O PERMIT]	
54	1983 Park Model	Y	1981 SL (C9605); 1982 patio (C11370); 1983 AW (C1320)	Does not meet setback requirements on permit	N	DEMO-ENCLOSURE AND RESTORE CAR WITHOUT ENCLOSURE	ATF ADDN/CAR or DEMO

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						[CAR ENCLOSED SINCE 1999 W/O PERMIT]	
55	1986 RV	Y	1986 roof and SL (C19143)	enclosed living area - permit for roof and SL converted to living area	N	DEMO- ENCL AREA ADDN [RENOVATIONS SINCE 1999 W/O PERMIT]	ATF – ADDN or DEMO
56	1980 RV	Y	1984 tie down - insurance purposes only (C15229); 1981 SL (C9400); 1981 tie down (C9708)	enclosed ADDN, CAR with rear enclosure	N	DEMO-ADDN & CAR'S REAR ENCLOSURE	ATF ADDN/CAR or DEMO
57	1981 Park Model	Y	1982 SL (C11666); 1982 AW (C11654)	2 ADDNs - 1 on either side of trailer; no setback -- roof overlaps next trailer	N	DEMO-ADDNS [WINDOWS REMOVED AND COVERED SINCE 1999 W/O PERMIT]	AFT – ADDN or DEMO
58	1982 Park Model (RV with pullouts)	Y	1982 tie downs - insurance (C11481); 1982 SL (C11533); 1981 SL (C9228); 1981 tie down (C10152)	enclosed ADDN, CAR; entire lot is concrete	N	DEMO- ADDN & CAR	ATF – ADDN or DEMO
59	1975 Park Model (RV with pullouts)	Y	1981 tie downs- insurance purposes (C10152); 1983 SL (C14054); 1983 SL (C14236); 1984 driveway SL (C15563); 1980 SL (C8532)	enclosed ADDN, CAR; entire lot is concrete	N	DEMO-ADDN DEMO OR ATF- AW [SLIDERS REPLACED WITH DOO, ALUM AW W/O PERMIT]	Pre 1989 - None
60	1986 Park Model [1990 PTR]	Y	1985 driveway (C17047); 1984 SL (C15448); 1983 AW (C12724)	enclosed ADDN	N	DEMO-ALL	ATF – ADDN or DEMO
61	1983 RV	Y	1980 SL (C8362)	enclosed living area; owned since 1980	N	DEMO- ENCLOSURE	ATF – ADDN or DEMO
62	1986 Park Model [1990 PTR]	Y	1980 SL (C8363); 1986 roof (C19454); 1986 tie down	Owned since 1980; no setback between units	N	DEMO-ALL	ATF - CAR

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63	1986 Park Model	Y	1983 SL (C13711); 1982 SL (C10964); 1980 SL (C8361); 1984 electric (C14487); 1987 close in roof with windows and sliding door	Owned since 1980	N	DEMO-ADDN	ATF – 1990 ADDN or DEMO
64	1986 Park Model [1990 PTR]	Y	1981 SL (C9292); 1986 roof and screen enclosure (C19453); 1981 concrete SL (C90009); 1981 tie down (C9708)	covered patio, enclosed ADDN; owned since 1982	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
65	1986 Park Model [1990 PTR]	Y	1981 AW (C9871); 1982 tie down - insurance purposes only; 1986 roof and screen enclosure (C19451); 1980 SL (C8178); 1982 SL (C12170)	enclosed ADDN; entire lot is concrete	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
66	1980 RV [No trailer on site]	Y	1980 tie down (C8592); 1983 removable ADDN to mobile home - 10' between units (C12903); 1980 AW (C8593)	Check setbacks	N	DEMO-ALL	ATF – ADDN or DEMO
67	1990 Park Model	Y	1981 SL (C9213)	enclosed ADDN, CAR	N	DEMO-ALL	ATF – 1990 ADDN/CAR or DEMO
68	1985 Park Model	Y	1984 SL (C15628); 1984 tie down - insurance purposes only (C15869)	screen enclosure, CAR	N	DEMO-ADDN/CAR	ATF ADDN or DEMO
69	1982 Park Model (RV with pullout)	Y	1984 SL (C15524); 1982 AW (C11667); 1982 extend SL (C11647); 1982 tie down (C11601)	Check setback requirements; owned since 1982	N	DEMO- ENC AREA OF CAR [CAR ENCLOSED W/O PERMIT]	ATF ADDN/CAR or DEMO
70	1982 Park Model	Y		enclosed ADDN, CAR/patio, electric and tile; entire lot is concrete	N	DEMO- ADDN	ATF – 1992 ADDN or DEMO
71	1983 Park Model	Y	1983 SL, AW, tie down	enclosed ADDN	N	DEMO-ADDNS	ATF ADDNS

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	(RV with pullout)		(12749); 1988 SL (88-3-1593)				[NEW WINDOWS/ROOF, ALUM AW W/O PERMIT]
72	1982 Park Model	Y	1981 SL (C10208); 1981 tied down - insurance (C10108); 1983 SL (C12748); 1981 AW (C10259)	enclosed ADDN	N	DEMO- ADDN/AWN	ATF ADDN or DEMO
73	1988 Mobile Home	Y	1984 tie down - insurance (C14647); 1981 SL (C9400); 1987 screen enclosure (C21170); 1984 extend concrete SL and AW (C14844)	enclosed ADDN, CAR	N	DEMO- ADDNS & CAR [CHECK CAR PERMIT.]	ATF ADDN or DEMO
74	1987 Park Model	Y	1986 roof and screen enclosure (C20142); 1984 SL (C152437); 1980 SL (C8156)	enclosed ADDN in front; entire lot is concrete	N	DEMO: ADDN BRING BACK TO SCREEN ENCL	ATF ADDN or DEMO
75	1993 Park Model	Y	1984 SL (12784); 1981 tie down (C9708)	CAR; park model	N	DEMO-ALL	ATF ADDN or DEMO
76	1987 Park Model	Y	1981 tie down - insurance (C9823); 1980 concrete SL (C8155); 1988 wooden DE not attached to trailer (88-3- 451)	wood enclosed ADDN, patio roof; no setbacks - built out to street edge	N	DEMO-ADDNS & AWN	ATF PATIO ROOF or DEMO
77	1987 Park Model	Y	1983 SL (C13331); 1985 tie down - insurance purposes only (C17371)	patio roof	N	DEMO-PATIO ROOF	ATF PATIO ROOF or DMEO
78	1986 Park Model	Y	1986 SL, roof, screen enclosure (C19316); 1980 tie down (C8255); 1983 AW (C12859)	enclosed ADDN; entire lot concrete	N	DEMO-ADDN & RESTORE BACK TO 35'x13' SR	ATF ADDN or DEMO
79	1993 RV	Y	1981 tie down - insurance (C9751); 1981 SL (C9365); 1981 AW (C9660)	enclosed ADDN	N	DEMO-ADDN	ATF - 1990 ADDN or DEMO

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80	1987 Park Model	Y		enclosed ADDN, kitchen, CAR; entire lot is concrete	N	DEMO-ALL [PARTIAL ENCLOSURE OF CAR W/O PERMIT]	ATF – 1990 ADDN/CAR or DEMO
81	1989 Park Model	Y	1983 tie down and AW replacement (C13484); 1981 tie down - insurance (C10108); 1980 SL (C8217); 1983 SL (C13330); 1987 room and roof (?)	enclosed ADDN across front and end; owned since 1980; check ADDN for electric	N	DEMO-ADDNS [NEW WINDOWS, DOORS, VINYL SIDING W/O PERMIT]	ATF ADDN or DEMO
82	1989 Park Model	Y	1984 tie down - insurance purposes only (15333); 1984 SL (C14915); 1984 roof and screen porch (C15352)	enclosed living area; no setbacks - built to road edge	N	DEMO-ADDNS [VINYL SIDING W/O PERMIT]	ATF ADDN or DEMO
83	1982 Park Model [[1987 Insurance; 1990 PTR]]	Y	1984 SL, roof, tie down (15618)	large enclosed ADDN	N	DEMO-ALL [1990 PARK MODEL ON LOT W/O PERMIT]	ATF – 1990 ADDN or DEMO
84	1977 RV	Y	1982 tie down - insurance (C11481); 1982 AW (C11465)	enclosed ADDN; entire lot concrete	N	DEMO-ADDNS	ATF ADDN or DEMO
85	1987 Park Model	Y	1980 SL (C8215); 1980 tie down (C8083); 1982 SL (C12139); 1983 screen enclosure - 10' between unit; #93-3-981) RV Replacement	for enclosed ADDN, tile patio, central a/c.	N	DEMO-ADDN & CENTRAL AC; RETAIN SCREEN ENCLOSURE	ATF ADDN or DEMO
86	1984 RV	Y	1984 tie down - insurance (C14649); 1984 SL (C14595);	screen enclosure, kitchen in enclosure, electric, plumbing	N	DEMO- ENCLOSURE AND REMOVE CONTENTS	ATF ENCLOSURE and Remove screen room from road

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87	1989 Park Model	Y	1985 roof and SL (C16764); 1981 replace RV with park model; 1985 roof and SL (C11485)	enclosed ADDN, wet bar and tile	N	DEMO- ENCLOSURE AND RESTORE ROOF TO ORIGINAL PERMIT	ATF – 1990 ADDN or DEMO
88	1986 Park Model (RV with pullouts)	Y	1982 tie down - insurance (C11645); 1982 SL (C11485)	enclosed ADDN, patio roof	N	DEMO- ADDN & AWN [CHANGES TO ADDN & AW W/O PERMIT]	Pre 1989 - None
89	1982 Park Model (RV with pullout)	Y	1985 tie down - insurance purposes only (C16718) 1986 SL, roof and screen enclosure (C19452)	screened ADDN, kitchen in screened area	N	DEMO-ADDN & KITCHEN	ATF ADDN or DEMO
90	1986 PARK MODEL [1990 PIR: 12 X 40' unit: 12' x 44' insurance]	Y		No permits for roof over RV, screened ADDN	N	DEMO-ALL [1990 PARK MODEL ON LOT W/O PERMIT; CODE VIOLATION]	ATF – 1990 ADDN or DEMO
91	1989 RV	Y			N	DEMO-ADDN	ATF ADDN/DEMO
92	1980 RV	Y	1983 SL (C12562); 1983 roof and screen (C12640); 1981 SL (C9518)	enclosed ADDN	N	DEMO-ADDN	ATD ADDN or DEMO
93	Park Model (RV with pull out)	Y	1981 SL (C9112) 95-3-1460 closed	screened ADDN, kitchen	N	DEMO-ADDNS	ATF ADDN or DEMO
94	1986 Park Model [1990 PIR]	Y	1981 asphalt driveway (C9113)	large enclosed ADDN	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
95	1984 RV	Y	1983 roof over existing SL (C14055); 1983 SL (C13727); 1984 tie down - insurance(C14650); 1984 SL (C15288); 1987 screen enclosure (C21169)	3-sided enclosure, tile patio; no setback from street	N	DEMO-ADDNS	ATF ADDN and Move ADDN 4 ft back from road
96	1982 Park Model (RV with pullout)	Y	1980 tie down (C8084); 1982 tie down (C11550); 1981 SL (C9118)		N	DEMO- ENCLOSURE	ATF ADDN or DEMO
97	1987 Park Model	Y	1982 tie down (C11481); 1982 awning (C11465); 1980	enclosed ADDN, CAR	N	DEMO- ENCLOSURE	ATF ADDN or DEMO

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98	1977 RV	Y	tie down (C8552) 1985 SL (C17594); 1985 roof patio (C17713)	enclosed ADDN ;appears that permit for roof converted to living area; entire lot is concrete	N	DEMO- ENCLOSURE AND RESTORE ROOF TO ORIGINAL PERMIT	ATF – 1989 ADDN or DEMO
99	1987 Park Model	Y	1987 replace RV, wood enclosure, tie down (C21719)		N	DEMO-ADDN [FURTHER REVIEW REQUIRED.]	ATF – 1989 ADDN or DEMO
100	1983 RV	Y	1981 tie down (C9750); 1983 tie down (C12627); 1983 screen enclosure with roof (C12622)		Y	OK	ATF ADDN or DEMO
101	1987 Park Model [1990 PTR]	Y		screened room	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
102	1993 Park Model	Y		wood ADDN	N	DEMO-ADDN ALL	ATF ADDN or DEMO
103	1989 Park Model [1990 PTR; Sunhaven]	Y		wood ADDN over patio	N	DEMO-ALL [TILE INSTALLED W/O PERMIT]	ATF – 1990 ADDN or DEMO
104	1987 Park Model	Y	1982 tie down (C12157)	covered patio, tile, kitchen	N	DEMO-ADDN	ATF - ADDN or DEMO
105	1983 Park Model (RV with pullout)	Y	1982 tie down - insurance (C12157); 1982 AW (C12171)		Y	OK	ATF - ADDN or DEMO
106	1986 Park Model	Y	1986 tie down (C19658); 1982 AW (10963); 1981 asphalt parking (C9113)	2 enclosed ADDNs, front and side	N	DEMO-ADDNS [MODIFICATIONS TO ADDNS W/O PERMIT]	ATF – 1990 ADDN or DEMO
107	1981 Park Model	Y	1981 tie down - insurance (C9750)		N	DEMO-ADDNS	ATF – ADDN or DEMO
108	1982 RV	Y	1991 relocate trailer on same lot (91-3-2874); 1981 SL (C9228); 1982 free standing screen room and roof (C12109); 1988 tie down (88-3-455)	enclosed ADDN	N	DEMO-ADDNS	ATF – ADDN or DEMO

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109	1984 RV	Y	1984 SL (C14350); 1981 SL (C9005); 1984 AW and tie down - insurance purposes (C14614); 1982 AW (C11465); 1981 tie down (C9279)	Owned since at least 1981; pullouts	Y	OK	ATF - ADDN or DEMO
110	1986 Park Model	Y	1984 SL (C16190)	enclosed ADDN, Kitchen	N	DEMO- ADDN, KITCHEN, ALL	ATF - ADDN or DEMO
111	1988 Park Model	Y	1985 SL and tie down (C17652); 1982 AW and screen enclosure (C11658); 1972 frame? (C262760); 1981 tie down 9C9750	wood porch DE	N	DEMO-DE & AW	ATF - ADDN or DEMO
112	1983 RV	Y	1981 AW (C9938); 1981 SL (C9111); 1981 SL (C9850)		N	OK	Make RV road ready
113	1981 RV	Y	1981 SL (C9518); 1981 tie down (C9991)	2 ADDNs	N	DEMO-ADDNS	ATF - ADDN or DEMO
114	1982 Park Model (RV with pullouts)	Y	1982 SL (C11485); 1981 tie down (C9279); 1982 tie down 9C11601)	enclosed ADDN	N	DEMO-ADDNS	ATF - ADDN or DEMO
115	1981 Park Model (Pullout model)	Y	1984 roof (C14669); 1984 SL (C15429); 1981 SL (C9605); 1981 tie down (C9750)	enclosed screen ADDN, covered patio	N	DEMO-SR & ADDNS	ATF - ADDN or DEMO
116	1984 Park Model (RV with pullout)	Y	1983 SL (C13018); 1984 tie down - insurance purposes only (15228)	covered patio, tile	N	DEMO-AW & DE	ATF ADDN or DEMO
117	1983 RV	Y	1985 tie down - insurance purposes only (C16455); 1983 SL (C13278	wood porch in rear, wood covered patio, wood enclosed ADDN; no setback from street - built to road edge	N	DEMO-ADDNS	ATF - ADDN and Moved ADDN 4 ft back from road
118	1982 Park Model	Y	1981 SL (C9023)	large enclosed ADDN	N	DEMO-ADDNS	ATF - ADDN or DEMO
119	1984 Park Model (RV with pullout)	Y	1984 roof and screen (15174); 1983 SL (C13204);	enclosed ADDN	N	DEMO-ADDNS & CENTRAL AIR;	ATF - ADDN or DEMO

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120	1987 Park Model	Y	1984 SL (C14779); 1984 tie down (C14867)				RETAIN SR [NEW CENTRAL AIR W/O PERMIT]
121	1987 Park Model	Y	1985 SL and roof - no enclosure (C16312); 1985 tie down (C16481)	enclosed ADDN, tied lot; entire lot is concrete and tile	N	DEMO-ADDN [EXPANDED ALUM AW W/O PERMIT]	ATF - ADDN or DEMO
122	1987 Park Model	Y	1981 tie down (C9279); 1987 replace RV , roof, tie down, a/c (C21713)	enclosed ADDN	N	DEMO-ADDN; RETAIN ALUM ROOF	ATF - ADDN or DEMO
123	1980 RV	Y	1983 roof (C13019); 1990 demo to remove 3 alum walls (90-3-832)	enclosed ADDN, alum roof, elevated wood DE	N	DEMO-ALL ADDN, DE, & ROOF	ATF - 1990 ADDN or DEMO
124	Park Model	Y	1981 tie down (C10152); 1981 SL (C9118)	enclosed ADDN	N	DEMO-ADDN	ATF ADDN or DEMO
125	1983 Mobile Home	Y	1983 screen porch (C18285); 1981 asphalt parking (C9117); 1981 SL (C9850); 1980 SL (C8101); 1989 concrete SL (95-5-1013)	enclosure in screen room	N	DEMO-ADDNS [SR NOW SOLID WALL ENCLOSESRE WITH VINYL SIDING W/O PERMIT]	ATF ADDN or DEMO
126	1982 Park Model (RV with pullout)	Y	1981 AW (C8473); 1985 SL and roof (C16522); 1985 tie down (C16585)	enclosures in across front and both ends; owned since 1980	N	DEMO-ADDN; RETAIN 112SF AW	ATF - ADDN or DEMO
127	1983 RV	Y	1983 extend concrete SL (C13132); 1982 tie down (C11481); 1981 SL (C9007); 1981 AW (C9660)	enclosed ADDN each side, central ac	N	ENTIRE STRUCTURE MODIFIED.] [MODIFIED ENTIRE STRUCTURE W/O PERMIT]	ATF - ADDN or DEMO

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128	1981 Park Model	Y	1981 drive (C9113); 1981 tie down (C9751)	Totally enclosed - no evidence of park model visible; House built around trailer	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
129	1987 Park Model	Y	1981 asphalt drive (C9113); 1981 SL (C9119); 1981 tie down (C9750); 1981 AW (C9844); 1987 concrete extension, wood DE, porch enclosure, spa (C21254)	roof over ADDN, stone elevated foundation and porch; owned since at least 1981	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
130	1984 RV	Y	1984 tie down - insurance purposes (15068); 1981 SL (C9191); 1980 SL (C8218)	roof over patio, complete outside kitchen; owned since 1980	N	DEMO-ADDNS	ATF – ADDN or DEMO
131	1987 Park Model	Y	1981 tie down - insurance (C9750); 1980 patio (C8058)	enclosed ADDN, roof over patio, tile patio; no setback from street; house constructed;	N	DEMO-ROOF, ADDN-ALL	ATF – 1990 ADDN or DEMO
132	1980 Park Model [1990 PTR]	Y	1983 detachable ADDN to RV [mobile home] (C12208); 1981 asphalt parking (C9113); 1980 patio (C8057); 1981 tie down (C9279); 1986 enclosure (C21011); 1987 porch (21483); 1987 electric (C21803)	roof over with large ADDN, raised brick or tile patio; owned since 1980?	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
133	1979 RV	Y	1987 200 sf ADDN to trailer (C21294)	enclosure as shown on drawing, covered patio; entire lot is concrete	N	DEMO-ADDNS	ATF – ADDN or DEMO
134	1981 Park Model (RV with pullout)	Y	1981 tie down - insurance (C10108); 1981 SL (C10053)	enclosed ADDN, covered patio; owned since 1981	N	DEMO-PATIO & ADDNS	ATF – ADDN or DEMO
135	1984 Park Model	Y	1984 roof (C14334); 1983 tie down - insurance(C14197); 1981 SL (C9006)	enclosed ADDN, tile patio; entire lot is concrete	N	DEMO-ADDNS & AW	ATF – ADDN/AW or DEMO

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136	1985 Park Model	Y	1985 drive, AW; tie down ~ insurance purposes only (C16457)	large enclosed ADDN; entire lot is concrete; no setback from street	N	DEMO-ENCLOSURE AND RESTORE AW BACK TO ORIGINAL PERMIT	ATF – ADDN/AW or DEMO
137	RV	N			N	OK BUT ON BLOCKS	ATF ADDN or DEMO
138	1986 Park Model	Y	1985 screen room enclosure with vinyl (C17824); 1986 driveway and screen enclosure (C18384); 1981 SL, roof, tie down (C18001)	enclosed ADDN and covered patio; screen enclosed partially enclosed as living area; entire lot is concrete	N	DEMO-ENCLOSURE AND PORTION OF SR	ATF – ADDN or DEMO
139	1987 Park Model	Y	1981 tie down - insurance (C9751); 1981 SI (C9519); 1980 tie down (C8000); 1987 replace RV, tie down, porch ADDN (C21861)	Appears to be permitted from info on hand	N	LOOK AT PERMITS OK	ATF – ADDN or DEMO
140	1981 Park Model	Y	1981 SL (C10278); 1981 SL (C9520); 1986 remodel existing trailer (C20837)	kitchen in elevated enclosed ADDN; drawing submitted conforms with existing model on lot; owned since 1981	N	DEMO-ADDN	ATF – ADDN or DEMO
141	1981 RV	Y	1982 AW (C11709); 1982 SL (C11320)	2 enclosed ADDNs, screen room, kitchen, canopy covered patio; entire lot is concrete	N	DEMO-ADDNS, SR & CANOPY	ATF ADDN or DEMO
142	1987 Park Model	Y	1981 tie down (C9750); 1981 AW (C9930); 1981 SL (C9937); 1987 roof and screen enclosure (C21576); 1987 tie down (C21527)	enclosed ADDN on end and side, kitchen in ADDN	N	DEMO-ADDN	ATF – ADDN or DEMO
143	1987 Park Model	Y	1984 AW roof (C16132); 1981 SL (C9881); 1981 tie down (C9750); 1987 tie down, roof, screen enclosure (C21543)	1986 after the fact screen	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
144	1987 Park Model	Y		2 enclosed ADDNs, covered	N		

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			enclosure and tie down (C20834); 1981 SL (C9213); 1981 AW (C9934); 1981 tie down (C10121)	patio with tile, covered CAR; 1982 owner; entire lot is concrete			ADDN, TILE, CAR
145	1986 Park Model	Y	1981 SL (C9881); 1987 replacement of RV, ac, electric, plumbing (C21716)	covered patio with tile, enclosed ADDN; owned since 1981	N	DEMO-ALL ADDN, PATIO WITH TILE	ATF – 1990 ADDN or DEMO
146	1987 Park Model [1992 PTR]	Y	1987 replace existing RV, ac, electric, plumbing (C21717) - after the fact; 1981 SL (C9365)	covered patio with tile; enclosed ADDN; entire lot is concrete	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
147	1973 RV [~1990 UNKNOWN UNIT ON LOT W/O PERMIT; PTR]	Y	1984 screen enclosure (C14775); 1983 ADDN to travel trailer (C13223); 1981 SL (C9400); 1981 tie down - insurance (C9823)	enclosed ADDN, covered CAR; entire lot is concrete; no setbacks from street	N	DEMO-ALL [~1990 PARK MODEL ON LOT W/O PERMIT]	ATF – 1990 ADDN or DEMO
148	1986 Park Model [1992 PTR; ~1992 PARK MODEL ON LOT W/O PERMIT]	Y	1986 SL, roof, screen enclosure, tie down (C19850)		N	DEMO-ALL [~1992 PARK MODEL ON LOT W/O PERMIT]	ATF – 1992 ADDN or DEMO
149	1993 Park Model	Y	1981 tie down (C9279); 1981 SL (C9228); 1993 demo for partition inside (93-760C)	tiled elevated covered porch DE, 2 enclosed ADDNs; entire lot is concrete; no setback from street; construction continued after demo pulled	N	DEMO-ALL [~1992 PARK MODEL ON LOT W/O PERMIT]	ATF – 1992 ADDN or DEMO
150	1987 Park Model [1990 PTR]	Y	1985 SL and roof (C18156)	covered patio with ADDN, kitchen; no setback from street	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
151	1984 Park Model	Y	1984 tie down - insurance (C14648); 1984 SL (C14506); 1981 asphalt parking (C9113); 1987 roof (C2204); 1980 SL	tile on patio, enclosed ADDN; owned since 1980; no setback from street	N	DEMO-ADDNS	ATF – 1990 ADDN or DEMO Remove 4 ft from street

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			(C8343); 1984 roof over SL (C14654); 1984 electric (C14680)				
152	1985 Park Model	Y	1981 asphalt parking (C9113); 1985 SL and roof (C?); 1980 SL (C8342) - not attached; 1984 tie down (C15201)	CAR, outside kitchen; no setbacks next trailer or street	N	DEMO-KITCHEN; DEMO-OR-ATF- CAR	ATF – CAR/Kitchen or DEMO
153	1992 Park Model	Y		Not on tax rolls	N	DEMO-ALL [ALUM AW & ENCLOSURE W/O PERMIT]	ATF – ADDN or DEMO
154	1981 RV	Y	1984 tie down - insurance only (C15586); 1984 roof and screen enclosure (C15598)	CAR, enclosed ADDN; not setback from street	N	DEMO-ADDN; AND RESTORE 77 SF ALUM AW TO ORIGINAL PERMIT	ATF – ADDN or DEMO
155	1999 RV	Y	1982 AW (C11646); 1981 SL (C9365); 1981 tie down (C9708); 1991 SL (91-3- 4125.)	enclosed ADDN; entire lot is concrete	N	DEMO-ALL [TOTAL RENOVATIONS TO EXISTING UNIT OR NEW UNIT & ADDN W/O PERMIT]	ATF – ADDN or DEMO
156	1987 Park Model	Y	1982 SL (C10965); 1982 tie down - insurance (C11156); 1984 roof (C14381)	enclosed ADDN tiled; kitchen; entire lot is concrete	N	DEMO-ADDNS & KITCHEN	ATF – ADDN or DEMO
157	1987 Park Model 112'x 40' unit PTR; 12' x 44' insurance	Y	1987 roof and enclosure screen room (C21639); 1981 SL (C9022); 1984 screen porch only (C15300)	enclosed ADDN, covered CAR; entire lot is concrete	N	DEMO-ALL [NEED DATE OF MODEL]	ATF – ADDN or DEMO
158	1981 RV	Y	1983 roof (C13961); 1981 SL (C9021); 1981 tie down (C9279)	enclosed ADDN, screened ADDN, CAR; entire lot is concrete	N	DEMO-ADDNS & MAKE AWNING DETACHABLE [ALUM AW W/O PERMIT]	ATF ADDN or DEMO

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159	1993 Park Model	Y	1981 SL (C9937); 1982 SL (C11453); 1980 SL (C9937); 1981 tie down (C8254); 1982 AW - 10' setback (C11657); 1982 tie down (C11550)	enclosed ADDN; entire lot is concrete; 1982 owner	N	DEMO-ADDN-ALL	ATF - 1990 ADDN or DEMO
160	VACANT LOT			2 enclosed ADDNs on same side; no setback from street	Y	OK [Vacant Lot] DEMO-ADDNS [ADDN TO EXISTING ADDN W/O PERMIT]	Make RV road ready ATF ADDN
161	1981 Park Model	Y		enclosed ADDN; no setback from street	N	DEMO-ADDN [ADDN TO EXISTING ADDN W/O PERMIT]	ATF ADDN or DEMO
162	1979 RV	N		large enclosed ADDN with tile; no setback from street	N	DEMO-ALL [1992 PARK MODEL ON SITE W/O PERMIT]	ATF - 1992 ADDN or DEMO
163	1989 Park Model [1992, 12' x 32' Unit: 40' x 12' Insurance]	Y	1988 RV replacement (88-3-565)	enclosed ADDN, patio roof with electric; entire lot is concrete; no setback from street	N	DEMO-ADDN; AND RETAIN ROOF	Pre 1989 – none Move ADDN 4 ft back from road
164	1987 Park Model	Y	1987 RV replacement, tie down, ac, roof (C21719)	screened ADDN; owned since 1980;	N	DEMO- ENCLOSED SR AND RETURN SR TO ORIGINAL PERMIT [SCREENED ADDN NOW ENCLOSED W/O PERMIT]	ATF ADDN or DEMO
165	RV	Y	1982 screen enclosure under existing roof (C11921); 1981 AW (C10122); 1981 SL (C9881); 1980 tie down (C8299)		N	DEMO- ENCLOSED SR AND RETURN SR TO ORIGINAL PERMIT [SCREENED ADDN NOW ENCLOSED W/O PERMIT]	ATF ADDN or DEMO
166	1982 1987 Park Model [1992 Park Model on site w/o Permit]	Y	1987 replacement of RV, ac, plumbing, electric (C21718); 1987 roof and screen enclosure (C21541); 1981 SL (C9111); 1981 tie	enclosed ADDN, kitchen in ADDN; entire lot is concrete; no setback from street	N	DEMO-ALL [1992 PARK MODEL ON SITE W/O PERMIT]	ATF - 1992 ADDN or DEMO

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167	1989 Park Model	Y	down (C9708) (C9863)	enclosed ADDN; no setback from street	N	DEMO-ADDN	ATF ADDN or DEMO
168	1984 Park Model	Y	1980 increase SL (C8047)	screen enclosure with tile, outside shower; no setback from street; owned since 1980	N	DEMO-ENCLOSED SR AND RETURN SR TO ORIGINAL PERMIT. [SR NOW ENCLOSED W/O PERMIT]	ATF – 1990 ADDN or DEMO
169	1987 Park Model	Y	1987 install ac and screen room on RV (C21714); 1981 AW (C9871); 1983 SL (C12719); 1987 roof and screen enclosure, replace mobile home	enclosure ADDN tile, enclosed ADDN in rear; entire lot is concrete; no setback from street	N	DEMO-ALL-ADDN AND RESTORE TO SR	ATF – 1990 ADDN or DEMO
170	1983 Park Model [1990 Park Model on site and patio now enclosed w/o permit.]	Y	1981 SL (C9520)	roof patio with tile and electric, shower, kitchen in enclosed ADDN; no setback from street; entire lot is concrete	N	DEMO-ALL [1990 PARK MODEL ON LOT & PT ON NOW ENCLOSED W/O PERMIT]	ATF – 1990 ADDN or DEMO
171	1987 Park Model [1992 PTR]	Y	1987 screen enclosure (C21523)	enclosed ADDN, tile floor, CAR; entire lot is concrete; no setback from street	N	DEMO-ALL [~1992 PARK MODEL ON LOT W/O PERMIT]	ATF – 1992 ADDN or DEMO
172	1985 Mobile Home	Y	1985 tie down (C18314); 1984 concrete SL (C016183); 1986 florida room/screened porch (C21015)	enclosed ADDN; no setback from street	N	DEMO-ENCLOSED ADDN AND RETURN TO SC UNDER ORIGINAL PERMIT	ATF SR
173	1990 Park Model	Y	1985 roof and tie down for insurance purposes only (C16699); 1981 AW and screen (C9166); 1981 SL (C9165); 1981 tie down	enclosed ADDN, CAR/patio; entire lot is concrete; no setback from street	N	DEMO-ALL [~1992 PARK MODEL ON LOT W/O PERMIT]	ATF – 1992 ADDN or DEMO

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			(C9279); 1981 AW (C9660); 1982 screen enclosure (C12298) screen enclosure	enclosed ADDN, CAR/patio; entire lot is concrete; no setback from street or adjoining unit	N	DEMO-ADDNS; ALUM ROOF OK [PATIO NOW SCREENED & LATTICE W/O PERMIT]	ATF ADDN and Move ADDN 4 ft back from road
174	1986 RV	Y	1987 screen room on existing SL (C21098); 1984 SL (C16079)	enclosed ADDN; 2' setback from street; 1986 sunshine mobile home	N	DEMO-ADDNS	ATF – 1992 ADDN or DEMO
175	1986 Mobile Home	Y	1986 install new trailer (C21019); 1995 re roof mobile (95-3-1895); 1985 SL (C16634); 1987 screen room on existing SL (C21098)	enclosed ADDN; 2' setback from street; 1986 sunshine mobile home	N	DEMO-ADDNS	ATF ADDN or DEMO
176	1984 Park Model	Y	1983 SL (C13836); 1984 tie down, SL (C15946); 1981 SL (C9213)	enclosed ADDN, roof over; approx 2' setback from street	N	DEMO-ADDNS ;KEEP SR	ATF ADDN or DEMO
177	VACANT LOT		1981 SL (C9008)	Not on tax rolls	Y	OK [VACANT, SLAB]	
178	1981 Park Model	Y	1981 SL (C9328); 1981 AW (C9660); 1981 tie down (C9863); 1986 remodel trailer (C20819)	roof over trailer and wood covered sides, large enclosed ADDN; covered CAR; entire lot is concrete; no setback from road	N	DEMO-ALL-ROOF WOOD COVERED SIDES, ADDN, CAR	ATF – 1990 ADDN or DEMO
179	1975 Park Model	Y	1981 SL (C9111); 1983? Roof (C13131); 1982 removable ADDN(C12012)	screen room ADDN; no setback from street	Y	OK	Pre 1989 – ADDN or DEMO
180	1984 Park Model (RV with pullouts)	Y	1983 SL (C14171); 1983 roof and screened enclosure (C14227); 1982 ac (not attached)	concrete patio; entire lot concrete; no setback from street; no setback between units	Y	OK [NO SR OR ADDN]	ATF – ADDN or DEMO
181	1987 Park Model [1990 PTR]	Y	1982 SL (C11453); 1982 tie down (C11550); 1987 replace RV tie down porch alum enclosure	concrete patio; entire lot concrete; no setback from street; no setback between units	N	DEMO-ALL [~1990 PARK MODEL ON LOT W/O PERMIT]	ATF – 1990 ADDN or DEMO

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182	1985 Park Model [1990 PTR]	Y	1982 tie down - insurance only (C11880); 1982 AW (C11920); 1985 add to existing SL (C1e217); 1984 SL and tie down	2 enclosed ADDNs (side and rear); no setback from street; no setback from adjacent unit	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
183	1985 Park Model	Y	1985 roof and tie down (C18128)	enclosed ADDN with tile; no setback from street	N	DEMO-ADDN; KEEP ALUM ROOF	ATF ADDN or DEMO and Move 4 ft from street
184	1984 Park Model	Y	1984 SL (C14604); 1984 tie down - insurance purposes only (C14852); 1984 roof and screen (C14730)	2 enclosed ADDNs - each side, patio/CAR with roof over; entire lot is concrete; no setback from street	N	DEMO-ADDN; NEED TO CHECK ALUM ROOF & SCREEN	ATF – ADDN or DEMO and Move 4 ft from street
185	1997 RV	Y	1984 tie down - insurance only (C15370); 1984 roof and screen enclosure (C15392); 1984 SL (C14603)	enclosed ADDN, CAR, a/c; no setback from street	N	DEMO-ALL	ATF – ADDN or DEMO and Move 4 ft from street
186	VACANT LOT		1986 tie down (C19658)	Not on tax rolls, also owns lot 187	Y	OK [VACANT] DEMO-ALL	Make road ready
187	1990 Park Model	Y	1985 tie down and SL (C16396); 1982 SL (C11154)	enclosed ADDN; large concrete pad adjacent	N	Pre 1989 - none	
188	1986 Park Model [1992 PTR; 1992 Park Model on lot w/o permit]	Y	1985 SL and roof (C18286); 1986 screen enclosure (C18383); 1982 patio (C11648); 1982 tie down - insurance purposes (C11550); 1982 AW (C11656)	elevated tile covered porch, large enclosed ADDN; kitchen in ADDN; does not meet setbacks - no setbacks from street	N	DEMO-ALL [~1992 PARK MODEL ON LOT AND CANVAS CAR SHADE W/O PERMIT]	ATF – 1992 ADDN or DEMO
189	1988 Park Model	Y	1981 tie down - insurance (C10057); 1982 SL (C10979); 1988 new RV (88-03-327)	enclosed wood ADDN, wood patio, shed	N	DEMO-ADDN	ATF ADDN or DEMO

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190	1986 RV	Y	1982 SL (C10966); 1980 SL (C8102); 1981 driveway (C9113); 1981 electric (C9402); 1981 wood DE (C9606); 1981 AW (C9660)	large enclosed ADDN; pavers on lot	N	DEMO-ADDN [NEED TO VERIFY REAR ADDN WITH LATTICE]	ATF – 1990 ADDN or DEMO
191	1986 Park Model	Y		enclosed ADDN, 2 covered patios (front and side), tile, fan	N	DEMO-ADDN	ATF – ADDN or DEMO
192	1983 Park Model	Y		alum roof, wood DE	N	DEMO-ADDNS	ATF – ADDN or DEMO
193	1994 Park Model	Y	1981 SL (C9328)	large enclosed ADDN	N	DEMO-ALL	ATF – 1994 ADDN or DEMO
194	UNK	Y	1981 asphalt drive (C9113); 1980 SL (C8288)	large enclosure, 2 new ADDNs; owners since 1980	N	DEMO-ADDNS	ATF ADDN or DEMO
195	1979 Mobile Home	Y	1980 AW (C8646); 1981 asphalt parking (C9113); 1980 SL (C8474)	large enclosed ADDN; tax collector shows as 1985 office trailer; no setback from street	N	DEMO-ALL	ATF – ADDN or DEMO and Set back 4 ft from street
196	1983 Park Model (pull out)	Y	1983 SL (C14029); 1982 enlarge patio (C12107); 1983 tie down (C13736); 1983 roof and screen enclosure (C14127)	Entire lot is concrete	N	DEMO-ADDNS & CAR [3 ENCLOSED ADDN 7 CAR W/O PERMIT]	ATF – ADDN or DEMO
197	1987 Park Model [1990 PTR; ~1990 Park Model and Aluminum porch now living area on site w/o permit.]	Y	1981 tie down - insurance (C9823); 1987 replacement RV, porch with window enclosure (C21971)		N	DEMO-ALL [ <sup>l~</sup> 1990 PARK MODEL ON LOT WITH ALUM PORCH NOW LIVING AREA W/O PERMIT]	ATF – 1990 ADDN or DEMO
198	1982 Park Model [1990 PTR]	Y		ADDN; no setback from street; entire lot is concrete	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
199	1982 RV	Y	1984 roof (C15523)	ADDN, tile; entire lot is concrete; no setback from street	N	DEMO-ADDNS, CAR/AWN [ALUM CAR/AW W/O PERMIT]	Pre 1989 – none Move back from street 4 ft
200	1981 RV	Y	1981 tie down - insurance	complete roof over, covered	N	DEMO-ROOF,	ATF ADDN or DEMO

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			(C10152); 1981 SL (C9850); 1981 AW (C9934); 1980 SL (C8216)	patio, store room; owned since 1980			STORE ROOM, COVERED PATIO; RETAIN ALUM AW AND DE
201	1980 Park Model (pull outs)	Y	1981 asphalt parking (C9113); 1981 SL (C9165); 1981 tie down (C9708) -	enclosed ADDN; entire lot is concrete	N	DEMO-ADDNS [CAR ADDITION W/O PERMIT]	ATF ADDN or DEMO
202	1982 RV	Y	1983 SL (C12666)	ADDN, patio; entire lot is concrete	N	DEMO-ADDN & PATIO	ATF ADDN or DEMO
203	1972 RV	Y		enclosed ADDN, concrete patio	N	DEMO-ADDN & PATIO	ATF ADDN or DEMO
204	RV	N		2 ADDNs (both sides of RV, complete roof over, CAR/SL; owned since 1980	N	DEMO-ADDNS & ROOF	ATF ADDN or DEMO
205	1995 Park Model	Y			N	DEMO-ALL [1995 PARK MODEL ON LOT W/O PERMIT]	ATF –ADDN or DEMO
206	1984 RV (pullouts)	Y	1983 screen room, roof, fan, lights (C13378); 1983 tie down - insurance (C13235); 1984 SL (C14382)	enclosed ADDN; entire lot is concrete	N	DEMO-ADDN	ATF ADDN or DEMO
207	RV	Y	1982 tie down - insurance (C11481)	ADDN (separate from RV)	N	DEMO-ADDN	ATF – 1991 ADDN or DEMO
208	2001 RV (pullouts)	Y	1981 SL (C10079); 1981 tie down (C10080)	covered elevated DE, enclosed ADDN	N	DEMO-ALL [NEW PARK MODEL W/O PERMIT]	ATF – 1992 ADDN or DEMO
209	1982 Park Model (pullouts)	Y	1982 SL (C11406); 1982 AW (C11465); 1983 tie down (C11481)	ADDN, patio roof, kitchen	N	DEMO-ADDN & KITCHEN	ATF – ADDN or DEMO
210	1983 Park Model	Y	1982 SL (C12170)	ADDN, roof	N	DEMO-ADDNS	ATF – 1990 ADDN or DEMO
211	1987 Park Model [1990 Dodge car license plate.]	Y	1987 tie down for insurance, roof and screen enclosure (C21573); 1985 SL and roof	elevated covered DE, roof over, stone foundation, ADDN, rear patio covered;	N	DEMO-ALL [SOME OF ENCLOSURE]	ATF – 1990 ADDN or DEMO

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			with sidewall (C17654); 1983 SL (C1266); 1981 tie down (C9750); 1981 AWs (C9871)	entire lot is concrete			DEMOLISHED AND ADDED TO FRONT W/O PERMIT]
212	1983 Park Model	Y	1984 SL (C15884)	enclosed ADDN; entire lot is concrete	N	DEMO-ADDN	ATF – ADDN or DEMO
213	1990 Park Model	Y	1981 tie down (C9751)	enclosed ADDN; appears to be a wood DE facing ocean	N	DEMO-ALL	ATF – 1990/93 ADDN or DEMO
214	1990 Park Model	Y	1981 tie down - insurance (C9751); 1981 AW (C10019); 1981 SL (C9850); 1981 tie down (C9823); 1981 tie down (C9915)	L-shaped enclosed ADDN, covered porch with railing, kitchen; entire lot is concrete	N	DEMO-ALL [UPGRADES MADE TO ADDITION W/O PERMIT]	ATF – 1990 ADDN or DEMO
215	1994 Park Model	Y	1981 AW (C10019); 1981 tie down (C10051); 1984 tie down (C15092); 1984 SL (C15287); 1994 SL (94-3- 2220)		N	DEMO-ALL [1994 PARK MODEL; ADDNS, WOODEN DE, CONCRETE PILEINGS WELECT, WET BAR, CHICKEE W/O PERMIT]	ATF – 1992 ADDN or DEMO
216	1982 Park Model (pull outs)	Y	1981 AW (C9938); 1982 tie down (C11407)	enclosed ADDN; entire lot is concrete	N	DEMO; ADD N AND RETAIN AW	ATF ADDN or DEMO
217	1981 Park Model (pull outs)	Y	1981 SL (C9992); 1981 AW (C10019)	ADDN; entire lot is concrete; owned since 1981	N	DEMO-ADDNS	ATF – 1990 ADDN or DEMO
218	1995 Park Model	Y	1981 tie down (C9708)	ADDN; entire lot is paved	N	DEMO-ALL [1995(?) PARK MODEL; ADDN, DE, CHICKEE, W/O PERMIT]	ATF – 1992 ADDN or DEMO
219	1980 Park Model (pullouts)	Y	1981 SLs (C9165); 1981 tie down (C9279); 1981 AW (C9660)	enclosed ADDN, roof over; owned since 1981	N	DEMO-ADDN, CAR ROOF ALL [TWO CAR, VINYL SIDING W/O PERMIT]	ATF – 1990 ADDN or DEMO

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220	1986 Park Model [1992 PTR]	Y	1981 SLs (C9605); 1981 SL (C9881); 1982 AW (C11769)	elevated covered DE; stone foundation	N	DEMO-ALL	ATF – 1992 ADDN or DEMO
221	1983 Park Model [1992 PTR; ~1992 Park Model on site w/o permit.]	Y		elevated enclosed ADDN, kitchen	N	DEMO-ALL [~1992 PARK MODEL ON LOT WITH CANVAS AW W/O PERMIT]	ATF – 1992 ADDN or DEMO
222	1981 Park Model (pull out)	Y	1981 SL (C9850); 1985 roof (C17593); 1981 tie down (C10152)	CAR; owned since 1981	N	DEMO-AW	ATF ADDN or DEMO
223	Park Model	Y	1981 SL (C10278); 1981 tie down (C10258); 1981 AW (C10259)	enclosed ADDN and patio, SL, kitchen; owned since 1981; entire lot concrete; no setback from street or next trailer; trailer probably replaced in 1993	N	DEMO-ALL	ATF – 1990 ADDN or DEMO
224	1982 Park Model (pullout)	Y	1981 SL (C9850); 1981 tie down (C9929)	CAR	N	DEMO-CAR	ATF ADDN or DEMO
225	1987 Mobile Home [1993 Park Model, 12'x 40' unit-code violation]	Y	1987 roof and screen enclosure (C21575); 1987 tie down (C21526); 1987 replace RV, wood DE, enclosure, tie down (C21792)	ADDN, stone foundation, kitchen; entire lot is concrete	N	DEMO-ALL	ATF ADDN or DEMO
226	1990 Park Model	Y	1981 tie down (C9279); 1981 AW (C9660); 1988 pads, shed (88-03-578); 1988 dock 988-03-708	enclosed ADDN, kitchen; entire lot is concrete	N	DEMO- ALL <del>ADDS &amp;</del> <del>KITCHEN</del> <del>TWO ADDNS</del> <del>ADDED W/O</del> <del>PERMIT</del>	ATF ADDN or DEMO
227	1990 Park Model	Y	1989 ac (89-3-2198); 1989 replacement of park model trailer (89-3-1350); 1988 dock (88-3-708); 1990 demo to remove screen enclosure (90-3-736) - not attached; 1980 tie down and		N	DEMO-ALL [VACANT TAX ROLLS IN 1994; ENCLOSURE AND ROOF OVER W/O PERMIT]	ATF – 1995 ADDN or DEMO

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COUNTY REVISED: 03/07/05**

**Key Largo Ocean Resorts  
Exhibit B - Structure Status Report  
And Compliance Actions**

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Lot #	Year/ Bldg Type/ Registration	Tie Down	Permitted Structures	Unpermitted Structures	FEMA Compliant	GMD Compliance Report	KLOR Action for Compliance
228	Vacant Lot		AW		Y	OK [VACANT]	
229	1987 Park Model	Y	1986 SL, roof, screen enclosure, tie down (C19849); 1986 SL and screen enclosure (C15598); 1981 tie down (C9279); 1981 AW (C9660); 1984 SL and screen enclosure (C15598); 1986 SL, roof, screen enclosure, tie down (C19849)	kitchen in ADDN; entire lot is concrete; 2 enclosures permitted??	N	DEMO-ADDN & KITCHEN AND RETURN SR TO ORIGINAL PERMIT	ATF ADDN or DEMO
230	Park Model <u>[Not on 1994 PTR]</u>	Y	1988 tie down (C23089)	elevated covered porch; entire lot is concrete; no setback from street	N	DEMO-ALL [COVERED PORCH ENCLOSED W/O PERMIT]	ATF - 1990 ADDN or DEMO
231	<u>VACANT LOT</u> RV			Not on tax rolls	Y	OK [RV ON LOT; APPEARS ROAD READY]	Make road ready
232	1981 Park Model	Y	1982 SL (C1155); 1983 driveway (C17654); 1981 SL (C9519)1981 AW (C10052)	enclosed ADDN, kitchen; entire lot is concrete	N	DEMO-ADDNS & KITCHEN AND RESTORE ALUM AW TO ORIGINAL PERMIT	ATF ADDN OR DEMO
233	1982 Park Model	Y	1982 tie down (C11372)	enclosed ADDN, wood DE; owned since 1982	N	DEMO-ADDN & SHOWER; DEMO OR ATF-FENCE. [FENCE AND SHOWER W/O PERMIT]	ATF ADDN OR DEMO
234	1971 Mobile Home	Y	1994 replace ac (94-3-458)	CAR; entire lot is concrete	Y?	OK [CAR HAS BEEN REMOVED]	ATF ADDN or DEMO

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235	RV	N		covered patio	Y	ATF-COVERED PATIO	Make road ready
236	1981 Park Model	Y	1984 screened room (C14854); 1981 tie down (C10121); 1981 AW (C10281)	double ADDN, kitchen; owned since 1981; entire lot is concrete	N	DEMO-ADDN & RESTORE SR TO ORIGINAL PERMIT.	ATF ADDN or DEMO
237	1985 Park Model	Y	1985 SL (C16222); 1985 tie down (C16393); 1985 AW and screening (C16557); 1983 SL (C12360)	enclosed ADDN; no setback between units	N	DEMO-ADDN & RESTORE SR TO ORIGINAL PERMIT	ATF ADDN or DEMO
238	2001 RV	Y		enclosed ADDN; entire lot concrete	N	DEMO-ALL [PARK MODEL ON LOT WITH AW W/O PERMIT; ELECTRICAL PULLED]	ATF ADDN or DEMO and Make road ready
239	1986 Park Model <u>[1992 PTR]</u>	Y		ADDN; no setback between units	N	DEMO-ALL	ATF – 1992 ADDN or DEMO
240	Park Model	N		enclosed ADDN, Kitchen in ADDN; entire lot is concrete; no setback between units	N	DEMO-ALL	BP – TR ATF – 1992 ADDN or DEMO
241	1982 Park Model <u>[New Park Model on Site]</u>	Y	1982 SL (C11476); 1982 tie down (C11372); 1982 AW (C11465); 1982 relocate meter (C11580)– not attached	Owned since 1982	N	DEMO-ALL [PARK MODEL ON LOT WITH ADDN W/O PERMIT; ELECTRICAL PULLED]	ATF ADDN or DEMO
242	2001 RV	N	1983 SL (C12394)	patio cover	N	DEMO-ALL [1999 LOT VACANT; PARK MODEL ON LOT WITH ADDN W/O PERMIT; ELECTRICAL PULLED]	ATF – 1992 ADDN or DEMO
243	Playground equipment - park?			Not on tax rolls		OK-WHAT WILL BE DONE WITH THIS LOT?	ATF – 1995 ADDN or DEMO

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244	1981 Park Model [1994 violation for placement of park model]	Y		park model, CAR, or rear patio; no setback from water	N	DEMO-ALL [DE & CHICKEE W/O PERMIT]	ATF – 1995 ADDN or DEMO
245	1993 RV [1996 Park Model PTR]	Y		covered patio in rear	N	DEMO-ALL [1996 PARK MODEL ON LOT W/O PERMIT]	ATF – 1995 ADDN or DEMO
246	1981 Park Model [1994 PTR]	Y	1981 asphalt parking (C99293)		N	DEMO-ALL [1994 PARK MODEL ON LOT W/O PERMIT]	ATF – 1994 ADDN or DEMO
247	1993 Park Model	Y	1981 SL and drive (C9364); 1981 AW (C9660)	ADDN; tie; entire lot is concrete	N	DEMO-ALL [1993 PARK MODEL ON LOT W/O PERMIT]	ATF – 1993 ADDN or DEMO
248	1987 Park Model [1992 Park Model PTR; 1992 Mazda Vehicle Tag]	Y	1986 roof and screen enclosure (C20833); 1987 ac (C21731); 1981 tie down (C9751)		N	DEMO-ALL [1992 PARK MODEL ON LOT WITH ADDN, CAR, AND PATIO W/O PERMIT]	ATF – 1992 ADDN or DEMO
249	1989 Park Model	Y	1981 SL (C9605); 1981 tie down (C9751); 1991 RV replacement (91-3-4998)	elevated enclosed ADDN, wood DE; no setback between units	N	DEMO-ALL [1992 PARK MODEL ON LOT W/O PERMIT]	ATF – 1992 ADDN or DEMO
250	1995 Park Model	Y		wood DE	N	DEMO-ALL [1994 PARK MODEL ON LOT WITH ALUM AW W/O PERMIT†]	ATF – 1994 ADDN or DEMO
251	1993		1984 enclosure room (14833)		N	DEMO-ALL [1994 PARK MODEL ONLOT WITH ENCLOSURE & ALUM AW W/O	ATF ADDN or DEMO

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252	1987 Park Model [1990 PTR]	Y	1987 replacement of RV (C21712); 1987 roof and screen enclosure (C21574); 1982 tie down (C11477); 1982 AW (C11708)	enclosed ADDN, wood porch; no setback between units	N	PERMIT DEMO-ALL	ATF – 1990 ADDN or DEMO
253	1984 Park Model	Y	1982 AW enclosure (C11454); 1990 demolish FL room (90-3-759); 1986 tie down (C20141); 1981 SL (C10429); 1986 tie down (C20097)	2 enclosed ADDNs on both sides of unit, covered patio tile	N	DEMO-ADDNS AND RETORE 220 S.F. AW TO ORIGINAL PERMIT	ATF ADDN or DEMO
254	1993 Park Model	Y	1981 AW (C9842); 1981 tie down (C9750); 1981 SL (C9850); 1983 screen porch (C13960); 1981 SL (C10018); 1989 rear DE (C10228); 1981 tie down (C10258); 1984 enclosure room (15455); 1981 SL (C10218); 1981 AW (C10259); 1984 tie down (14853); 1983 SL (C14190)	CAR, ac; owned since 1981; no setback between units entire lot is concrete patio roof and tile; no setback between units	N	DEMO ALL OR ATF CAR & AC, FURTHER CHECK REQUIRED,	ATF ADDN OR DEMO
255	1992 Park Model	Y	1981 tie down (C10258); 1984 enclosure room (15455); 1981 SL (C10218); 1981 AW (C10259); 1984 tie down (14853); 1983 SL (C14190)	enclosed ADDN, covered ? ; entire lot is concrete patio roof and tile; no setback between units	N	DEMO- ALL ADDNS OR DEMO ALL NEED MODEL YEAR, CAR ALL	ATF – 1990 ADDN or DEMO
256	1984 Park Model	Y	1982 SL (C11086); 1982 AW (C11465); 1982 tie down (C11372)	screened room; owned since 1982; no setback from street	Y	[VACANT] DEMO-SR; KEEP AW.	ATF ADDN OR DEMO OK Pre 1989 - none
257	VACANT LOT						ATF – 1994 Accessory Bldg/Make road ready
258	1981 Park Model	Y	1982 SL (C11086); 1982 AW (C11465); 1982 tie down (C11372)	screened room; owned since 1982; no setback from street	N	[VACANT] DEMO-SR; KEEP AW.	ATF – 1994 Accessory Bldg/Make road ready
259	Park Model	Y	1981 SL (C9937); 1981 SL (C9520); 1981 tie down (C9751)	ADDN, tiled covered patio	N	DEMO- ALL [1992 PARK MODEL ON LOT WITH REAR DE W/O PERMIT]	ATF – 1992 ADDN or DEMO
260	Park Model	Y	1985 SL and roof (C16610); 1985 tie down (C16698)	enclosed ADDN, kitchen	N	DEMO-ADDN; KEEP ROOF	Pre 1989 – none

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261	RV	Y					[PANELS FOR WINDOWS W/O PERMIT]
262	1982 Park Model	Y	1981 SL (C9937)	enclosed ADDN, kitchen	N	OK [RV ON SITE]	Make road ready
263	1992 Park Model	Y		partially enclosed ADDN in rear of CAR, kitchen, roof; entire lot is concrete	N	DEMO-ADDN & DEMO-ALL <del>DEPENDING A</del> <del>MODEL YEAR</del> <del>PARTIALLY</del> <del>ENCLOSED ADDN</del>	ATF – ADDN or DEMO
264	1986 Mobile Home	Y	1984 SL (C15781); 1985 roof (C16626); 1986 tie down (C19379)	enclosed ADDN, kitchen	N	DEMO-ADDN & KITCHEN; RESTORE ALUM ROOF BACK TO 408 PER ORIGINAL PERMIT	ATF ADDN or DEMO
265	1982 Park Model	Y	1982 SL (C12170); 1985 SL (C16456)	entire roof over, enclosed ADDN, porch roof; owned since 1982	N	DEMO-ADDNS	ATF ADDN or DEMO
266	1986 RV	Y	1981 SL (C9850); 1983 SL (C12389)	complete roof over, enclosed ADDN	N	DEMO-ADDNS	ATF ADDN or DEMO
267	Park Model <u>1992 PTR</u>	Y		enclosed ADDN with tile	N	DEMO-ALL	ATF – 1992 ADDN or DEMO
268	1986 Park Model	Y	1984 SL (C14351); 1984 roof (C14704); 1986 roof and tie down (C18762)	ADDN, patio roof and tile; entire lot is concrete	N	DEMO-ADDN; <del>NEED MODEL</del> <del>YEAR</del>	ATF ADDN or DEMO
269	1982 Park Model	Y	1981 SL (C9850)	2 ADDNs (side and rear), kitchen; owned since 1982	N	DEMO-ADDNS & KITCHEN [KITCHEN W/O PERMIT]	ATF ADDN or DEMO

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270	1982 Park Model	Y		ADDN; entire lot is concrete Aluminum AW	N	DEMO-ADDN DEMO-AW [ALUM AWNING W/O PERMIT]	ATF – 1990 ADDN or DEMO Make road ready
271	1994 RV	Y			N		
272	1986 Park Model	Y	1982 AW (C11659) 10' setback required	enclosed ADDN; no setback	N	DEMO-ADDNS; RESTORE AW/CAR TO ORIGINAL PERMIT [EXPANSION AND IMPROVEMENTS TO AW/CAR W/O PERMIT]	ATF ADDN or DEMO
273	1963 RV	Y		enclosed ADDN, kitchen	N	DEMO-ADDNS, KITCHEN	Make road ready
274	1987 Park Model	Y	1985 SL (C18157); 1981 tie down (C10108); 1981 (C10278) patio SL	enclosed ADDN; entire lot is concrete; no setback from street	N	DEMO-ADDNS	ATF ADDN or DEMO and Move 4 ft from street
275	1985 Park Model	Y	1982 pads (C10889)	ADDN, kitchen	N		
276	1979 Park Model	Y	1983 SL (C13020); 1983 tie down (C13212)	ADDN	N	DEMO-ADDN & RESTORE AW TO ORIGINAL PERMIT	ATF – 1990 ADDN or DEMO
277	1985 Park Model	Y	1982 tie down (C11481); 1982 AW (C11465); 1982 SL (C11405)	enclosed ADDN; no setback from street; no setback between units; entire lot is concrete	N	DEMO-ADDNS	ATF ADDN or DEMO
278	1986 Park Model	Y	1981 AW (C9660); 1981 tie down (C9823); 1982 tie down (C10914); 1986 remove existing RV park model and replace with new unit (C19412)	enclosed ADDN	N	DEMO-ADDNS & RESTORE TO ALUM PATIO COVER PURSUANT TO ORIGINAL PERMIT	ATF ADDN or DEMO
279	1984 RV	Y	1985 tie down (C16437); 1985 SL (C16609); 1982	enclosed ADDN, CAR; entire lot is concrete; no	N	DEMO-ADDNS	

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280	1982 Park Model	Y	pad (C10889)	setback between units	N	DEMO- ENCLOSED CAR & RESTOR IAW ORIGINAL PERMIT	ATF ADDN or DEMO
281	1986 Park Model	Y	1981 SL (C9605); 1982 tie downs (C11481); 1985 roof (C16700); 1981 SL (C9606)	Owned since 1982	N	DEMO-ADDNS	ATF ADDN or DEMO
282	2003 RV	Y	1986 tie down (C20934); 1986 DE and porch (C20944)	enclosed ADDN, tile and electric; no setback from street	N	DEMO-ALL [ELECTRICAL PULLED]	ATF ADDN or DEMO and Make road ready
283	1982 Park Model	Y	1981 SL (C9519); 1984 AW (C15670)	patio cover, tile patio	Y	DEMO-ADDNS & KEEP AW	Pre 1989 – none
284	1981 Park Model	Y	1982 tie down (C11481); 1982 AW (C11486); 1982 SL (C11318)	enclosed ADDN, Kitchen, patio cover/tile floor; owned since 1982	N	DEMO-ADDNS	ATF ADDN or DEMO
285	??????		1981 tie down (C9751); 1981 SL (C9543)	ADDN	N	NO RECORD	FOUND IN '94; WHERE IS THIS LOT?
			1983 tie down (C12901)				

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**KEY LARGO OCEAN RESORTS**  
**VERIFICATION OF STRUCTURE AGE/INSURANCE**  
**Source: Current Insurance Certificates and Physical Inspection of Each Site**

Lot	Name	Insurer	Year	Make	Length	Width	Mobile Home
1	Barbera Ramirez	Safeway Property Insurance Company	1987	Sunhaven	44	12	Yes
2	James Ninehouse						
3	Roberto Fajardo	Foremost Insurance Company	1986	Sunhaven	40	12	Yes
4	Mariabelle Peralta	Mobile USA Insurance Co	1987	Sunhaven	35	12	Yes
5	Yaqueulin Gollanes	Mobile USA Insurance Co	1982	Kroph	35	12	Yes
6	Modesto and Roberto Maza	Mobile USA Insurance Co	1986	Sun4	40	12	Yes
7	Victor and Siria Marrero	Foremost Insurance Company	1987	Sunshine	40	12	Yes
8	Elizabeth Milanes	Foremost Insurance Company	1987	Sunhaven	36	8	Yes
9	Clemente Maza	Fidelity National Property and Casualty Florida Windstorm Underwriting Association	1984	Honey	35	14	Yes
10	Eugenio Martinez						
11	Aleida Lorenzo	1986 Woods	1986	Woods	35	13	Yes
12	Victor and Elisa Hernandez	Foremost Insurance Company	1982	Hone	35	14	Yes
13	Jose Garcia	Mobile USA Insurance Co	1986	Sun H	40	12	Yes
14	Jose Medina	Foremost Insurance Company	1988	Honey	35	12	Yes
15	Miriam and Armando Sanz	1993 Destiney	1993	Destiney	34	13	Yes
16	Aquile and Eugenia Mas	Omega Insurance Company	1993	Tran	35	12	Yes
17	Carudad Gonzalez	Foremost Insurance Company	1981	Long	45	12	Yes
18	Orlando and Mercedes Ramirez	American Colonia Insurance Company	1981	Long	35	9	Yes
19	Gregorio and Addy Ruiz	American Strategic Insurance Company	1982	Honey	35	8	Yes
20	Pedro Enriquez	Safeway Property Insurance Company	1984	Country home	35	13	Yes
21	Javier and Lianne Sobrado	Safeway Property Insurance Company	1984	Park Haven	40	8	Yes
22	Pedro Hernandez	Foremost Insurance Company	1985	Park Haven	35	8	Yes
23	Atan and Mayra Cajigal	Mobile USA Insurance Co	1985	ASPT	35	12	Yes
		Foremost Insurance Company	1983	King	40	10	Yes

24	Manuel and Elsa Padilla	Foremost Insurance Company	1992	Merit	45	12	Yes
25	Manuel and Maria Olivera	Foremost Insurance Company	1981	Loagw	38	10	Yes
26	Rolando Leon	Aegis Security Insurance Company	1981	Longwood	35	12	Yes
27	Antonio and Sara Lamas Aurora Perez Martinez	Foremost Insurance Company	2001	Peachbud	35	11	Yes
28	Janet Pomares and/or Valerio Toyos	Mobile USA Insurance Co	1987	Sunhaven	40	10	Yes
29	Rafael Pariente	Mobile USA Insurance Co	1981	Longwood	30	8	Yes
30	Lidia Canals and/or Susan Barbat	Safeway Property Insurance Company	1975	Nobility	50	12	Yes
31	Armando and/or Yolanda Sotolongo	Safeway Property Insurance Company	1987	Skyline	40	12	Yes
32	Jose and Maria Esnard	Mobile USA Insurance Co	1999	Peach Fuzz	35	12	Yes
33	Gregorio and Elena Gandlerillas	Safeway Property Insurance Company	1981	Nomad	28	8	Yes
34	Elio and Lourdes Rosado	Safeway Property Insurance Company	1981	Frat	35	12	Yes
35	Roy Lopez and Moraima Rieso	Mobile USA Insurance Co	1977	Komfort	35	8	Yes
36	Rolando Leon	Aegis Security Insurance Company	1981	Longwood	35	12	Yes
37	Miguel Lizano	Federated National Insurance Company	1993	Redman	35	12	Yes
38	Leyda Hevia	Citizens Property Insurance Company	1998	Chariot Eagle	34	12	Yes
39	Nestor De La Victoria	Foremost Insurance Company	1973	Prowler	29	8	Yes
40	John & Laina Haydeck		1975	Wildwood	35	8	Yes
41	Jose Perera	Omega Insurance Company	1981	Long	35	8	Yes
42	Felix Perez	Omega Insurance Company	1979	Rogo	35	10	Yes
43	-----		---	---	---	---	---
44	Rufino and Adelaida Martinez	Foremost Insurance Company	1982	Long	35	10	Yes
45	Adolfo and Dasiy Marrero		1987	Mobi	42	12	Yes
46	Heriberto and Ledo Mesa	Foremost Insurance Company	---	---	---	---	?
47	Jesus Rodriguez	Omega Insurance Company	1976	Chebru	32	12	Yes
48	Silvino and Juana Delamorena	Safeway Property Insurance Company	1987	Sunhaven	44	12	Yes
49	Juana De La Morena	Foremost Insurance Company	1982	Terr	28	12	Yes
50	Ragino Gomez	Foremost Insurance Company	1981	Honey	35	8	Yes
51	Juana De la Morena		---	---	---	---	---

	Frank and Caridad Valdes	and	Safeway Property Insurance Company	1987	Sunhaven	44	32	Yes
52	Henry and Martha Sanchez		Florida Windstorm Underwriting Association	1976	LaSalle	33	12	Yes
53	Martha Cardenas		Mobile USA Insurance Co	1983	Hone	30	12	Yes
54	Julio and/or Ofelia Lopez		Safeway Property Insurance Company	1986	Wild	28	12	Yes
55	Xiomara Goyanes		Citizens Property Insurance Company	1980	Apache	35	12	Yes
56	Manuel Blanco		Citizens Property Insurance Company	1981	Buccaneer	35	8	Yes
57	Elio Alvarez		Citizens Property Insurance Company	1982	HMDIE	35	12	Yes
58	Carlos and Aurea Barrenechea		Foremost Insurance Company	1986	Suns	33	12	Yes
59	Angela, Ross & Frank Giamella		Foremost Insurance Company	1983	Mall	35	12	Yes
60	Carlos Lopez		Foremost Insurance Company	1986	Sunhaven '44	---	---	Yes
61	Lourdes Elena Mayoral-Parracia		Jefferson Ins. Co.	1986	Homette	40	12	Yes
62	Joaquin Polo		Citizens Property Insurance Corporation	1986	Sunhaven	40	12	Yes
63	Dario Alonso			1986	Skyline	44	12	Yes
64	Esteban and Idania Rodriguez		Safeway Property Insurance Company	1980	Terr TV	30	16	Yes
65	Yolanda Torres		Mobile USA Insurance Co	1990	Seaview	38	8	Yes
66	Rosa and Mario Yero		Citizens Property Insurance Corporation	1985	Park	35	14	No
67	Emigdio Gonzalez		Safeway Property Insurance Company	1982	Honey	33	14	Yes
68	Miguel and Maria Arca		Safeway Property Insurance Company	1987	Sunhaven	44	12	Yes
69	Ricardo and Maria Iriaray		Foremost Insurance Company	1983	Honey	60	24	Yes
70	Pedro Fuster		Ray Hampson & Associates - Agent	1987	Sunhaven	42	12	Yes
71	Rosa Rosquet		Foremost Insurance Company	1988	Sunhaven	44	12	Yes
72	Jesus and Gloria Mendez		Mobile USA Insurance Co	1987	Sunhaven	44	12	Yes
73	Carlos Gonzales		Mobile USA Insurance Co	1993	Skyline	40	12	Yes
74	Angelino and Irma Garcia		Foremost Insurance Company	1987	Sunhaven	40	12	Yes
75	Scott and/or Lily Barrett		Progressive Express Insurance Company	1987	Bosto	---	---	Yes
76	Fidel and Gicela Pino		Ray Hampson & Associates - Agent	1986	Sunhaven	40	12	Yes
77	Claudio Filipes							
78	Joaquin Chamizo							

79	Carlos and/or Irene Bablis	Mobile USA Insurance Co	1993	Prowler	29	8	Yes
80	Apolonio or Floira Marquez	Mobile USA Insurance Co	1987	System	36	12	Yes
81	Reinaldo and Aida Perez	Foremost Insurance Company	1984	Giles	28	12	Yes
82	Julio and Gladys Fiallo	Mobile USA Insurance Co	1989	Sunhaven	40	12	Yes
83	Jorge or Marta and Miguel Cordero	Ray Hampson & Associates - Agent	1987	Skyline	36	12	Yes
84	Pablo and Eugenia Martinez	Foremost Insurance Company	1977	Mobile	24	8	Yes
85	Ruben and Margarita Rodriguez	Mobile USA Insurance Co	1987	Skyline	40	12	Yes
86	Jorge Filpes and Amy Denius	Foremost Insurance Company	1984	Park	35	13	No
87	Pedro and Theresa Amador	Foremost Insurance Company	1989	Sunhaven	44	12	Yes
88	Sergio & Milagros Capdevila	---	---	---	---	---	Yes
89	Teodoro and/or Rita Gomez De Molina	Mobile USA Insurance Co	1982	Honey	35	12	Yes
90	Nicolas and Bibiana Maggio	Citizens Property Insurance Corporation	1986	Sunhaven	44	12	Yes
91	Pedro and Concepcion Salva	Foremost Insurance Company	1989	SHAS	28	10	Yes
92	Agustine and Maria Puertas	Foremost Insurance Company	1980	Winnebago	30	10	Yes
93	Jorge and Nelida Gulisano	Safeway Property Insurance Company	1981	Long	35	12	Yes
94	Mario Chaluja	Mobile USA Insurance Co	1986	Sunhaven	40	10	Yes
95	Wilfredo and Esperanza Jambu	Foremost Insurance Company	1984	Gile	35	14	Yes
96	Henry Gonzalez	Minnehoma	1982	Honey	34	8	Yes
97	Enrique and Estrella Sarrawn	Omega Insurance Company	1987	Sun Haven	44	12	Yes
98	Rene Santana	Mobile USA Insurance Co	1977	Coachman	23	10	Yes
99	Esther Cruz	Citizens Property Insurance Corporation	1987	Sunhaven	44	12	Yes
100	Robert or Martha Adams	Foremost Insurance Company	1983	Honey Park	32	13	???
101	Leard and Mary Altemos	Foremost Insurance Company	1987	Canterbury	35	12	Yes
102	Ramon Moreno and Maura Munoz	Foremost Insurance Company	1993	Cutia	44	12	Yes
103	Andres and/or Lidia Marquez	Lincoln General Insurance Company	1989	---	41	12	Yes
104	Jose Marquez	Mobile USA Insurance Co	1987	Skyline	40	14	Yes
105	Ana Simon	???	1983	Hone	39	12	???
106	Antonio Fernandez	Citizens Property Insurance Corporation	1986	Sunhaven	45	14	Yes
107	J V & Margarita Tarantola	Foremost Insurance Company	1981	Longwood	35	8	Yes
108	Emigdio Gonzalez	Mobile USA Insurance Co	1982	Horn	32	12	Yes

109	Calixto Plasencia	Safeway Property Insurance Company	1984	HOPC	35	14	Yes
110	Felix and Ada Rodriguez	Foremost Insurance Company	1986	Sunstate	33	12	Yes
111	Lee Barberis	Mobile USA Insurance Co	1988	Sunhaven	42	12	Yes
112	Alina Bettancourt	Progressive Insurance Companies	1983	Resor	---	---	Yes
113	Manuel and Sylvia Rodriguez	Mobile USA Insurance Co	1981	Terry Taurus	33	8	Yes
114	Maria Morales	Mobile USA Insurance Co	1982	Honey	35	12	Yes
115	Odolfo & Ana Cabrera	Group One Insurance, Inc.	1981	Park	35	8	No
116	Juan and/or Isabel Gonzalez	Mobile USA Insurance Co	1984	Glenwood	35	16	Yes
117	Andres and/or Olga Marquez	Mobile USA Insurance Co	1983	Spar	30	8	Yes
118	Juan Martel	Foremost Insurance Company	1982	Honey	60	12	Yes
119	Julio and Nora Sanchez	Citizens Property Insurance Corporation	1984	Mallard	35	12	Yes
120	Jose and/or Anna Blasera	Safeway Property Insurance Company	1987	Sunhaven	40	12	Yes
121	Rafael and Oriola Chang	Foremost Insurance Company	1987	Sun Home	44	12	Yes
122	Graciela Rodriguez	Foremost Insurance Company	1987	Sunhaven	40	12	Yes
123	Omar Hernandez	Foremost Insurance Company	1980	Citation	31	8	Yes
*124	David & Chistina Garcia	Progressive Express Insurance Company	(watercraft)				
125	Julio and/or Ofelia Lopez	Mobile USA Insurance Co	1983	Hone	30	12	Yes
126	Ibrahim and/or Isabel Gonzalez	Safeway Property Insurance Company	1982	Suncoach	32	12	Yes
127	Magarita Tejeda	Citizens Property Insurance Corporation	1983	Classic	35	8	Yes
128	Marcos, Magaly, Ray, and Odalys Martin	Mobile USA Insurance Co	1981	Longwood	35	12	Yes
129	Yolanda Guillen	Safeway Property Insurance Company	1987	Sunhaven	44	12	Yes
130	Maria Gonzalez and/or Juan Martell	Safeway Property Insurance Company	1984	Honey	35	8	Yes
131	Reynerio Perez	Minnehoma	1987	Syst	---	---	Yes
132	Raul Pire	Citizens Property Insurance Corporation	1980	Franklin	35	13	Yes
133	Raul Medrano	Minnehoma	1979	Terry	25	8	Yes
134	Maria and Elliot Tellez	Omega Insurance Company	1981	Lone	35	8	Yes
135	Kenneth and Audrey Merschman	Foremost Insurance Company	1984	Canterbury Ltd	38	12	Yes

136	Gilfredo and Oneya Mugarra	Mobile USA Insurance Co	1985	Town and Country	37	12	Yes
137	Rodolfo & Ana Cabrera	Mobile USA Insurance Co	---	---	---	---	---
138	Enrique and/or Libia Lopez	Safeway Property Insurance Company	1986	Suns	36	12	Yes
139	Carlos Garcia	Mobile USA Insurance Co	1987	Sunhaven	50	12	Yes
140	Dora Sanchez	Federated National Insurance Company	1981	Shenandoah	35	12	Yes
141	Dora Sanchez	American Summit Insurance Co	1987	Sunhaven	35	8	Yes
142	Aleida c/o Jorge Quintana	Mobile USA Insurance Co	1987	Skyline	44	12	Yes
143	Alberto and Rosa Valdez	Foremost Insurance Company	1987	Skyline	40	12	Yes
144	Celestino Chaviano	Foremost Insurance Company	1987	S/Haven	44	12	Yes
145	Ramiro Flores	Federated National Insurance Company	1986	Sun Haven	40	12	Yes
146	Orlando and Graciela Borrajo	Foremost Insurance Company	1987	Sun Haven	40	12	Yes
147	Beatriz and Orestes Ramos	Foremost Insurance Company	1973	Koun	35	12	Yes
148	Manuel Alonzo	Omega Insurance Company	1986	S/Haven	44	12	Yes
149	Carlos and Georgino Cuenca	Federated National Insurance Company	1993	Skyline	40	12	Yes
150	Cecilio Martin and Olga Marin	Foremost Insurance Company	1987	Sun Haven	44	12	Yes
151	Ramon and/or Berta Guillen	Mobile USA Insurance Co	1984	Glenwood	33	12	Yes
152	Juan Herrera	Mobile USA Insurance Co	1985	Mall	35	8	Yes
153	Rolando and Ruth Marrero	Foremost Insurance Company	1992	Skyline	40	12	Yes
154	Jose and Gladys Estrada	Safeway Property Insurance Company	1981	Shenandoah	35	8	Yes
155	Norberto and/or Haydee Martinez	Mobile USA Insurance Co	1999	Peach Fuzz	35	12	Yes
156	Amade Sollongo	Omega Insurance Company	1987	Sunhaven	44	12	Yes
157	Lidia Quintana	Mobile USA Insurance Co	1987	Sun H	24	14	Yes
158	Orlando and Zoralda Rodriguez	Foremost Insurance Company	1981	---	28	10	Yes
159	Mario Ruiz	Mobile USA Insurance Co	1993	Hort	40	20	Yes
160	Gerardo & Barbara Guerra	<b>EMPTY LOT</b>	---	---	---	---	---
161	Mariam Perez	Safeway Property Insurance Company	1981	Long	40	12	Yes
162	Oscar and Margaret Navarrete	Foremost Insurance Company	1979	Concord	35	12	Yes
163	Manuel and Cariad Llorens	Foremost Insurance Company	1989	Sunhaven	40	12	Yes
164	Armando Leon	Mobile USA Insurance Co	1987	Sunhaven	44	12	Yes

165	Juan Diaz	American Superior Insurance Company	----	----	----	----	----	----
166	Roberto Sebastia	Safeway Property Insurance Company	1987	Sunhaven	44	12	Yes	
167	Luis and Iverly Salazar	Foremost Insurance Company	1989	Sky Lake - Sun Haven	44	12	Yes	
168	Arnaldo and Orquidea Pierdrahita	AXA RE Property & Casualty Insurance Company	1984	Cant	36	12	Yes	
169	Julie Lopez	Citizens Property Insurance Corporation	1987	Hoco	42	10	Yes	
170	Luis and Iverly Salazar	Foremost Insurance Company	1983	Honeywell	53	13	Yes	
171	Cosme Delgado	Foremost Insurance Company	1987	Dream	34	12	Yes	
172	Isidro and Georgina Arbide	Foremost Insurance Company	1985	Colony	34	12	Yes	
173	Antonio and Maria Mendez	Mobile USA Insurance Co	1990	Long	42	12	Yes	
174	Antonio Acea	Citizens Property Insurance Corporation	1986	Skyline	35	14	Yes	
175	Ulysses Hamey and/or Myrtle A	Foremost Insurance Company	1986	Skyline	40	12	Yes	
176	Vernon and Joan Hanna	Foremost Insurance Company	1984	Holiday	35	12	Yes	
177	Bert & Charlotte Young	<b>EMPTY LOT</b>	----	----	----	----	----	----
178	Orlando Acosta	American Strategic Insurance Company	1981	Longwood	35	12	Yes	
179	Margaret and Roger Olds	Foremost Insurance Company	1975	Terry	24	8	Yes	
180	Koger Margaret	American Summit Insurance Co	1984	Wynona	36	10	Yes	
181	Juan Cabrera	Mobile USA Insurance Co	1987	Sunshine	40	12	Yes	
182	Angela Bello	Foremost Insurance Company	1985	Garden House	35	12	Yes	
183	Roberto and Mary Rodriguez	Mobile USA Insurance Co	1986	Fleetwood	35	12	Yes	
184	Jorge Rojas Sr and Jorge Rojas Jr	Mobile USA Insurance Co	1984	Park Haven	35	10	Yes	
185	Lillian Gonzalez	Mobile USA Insurance Co	1997	Peach Fuzz	34	12	Yes	
186	Concepcion, Munoz, Zuleika Salva	<b>EMPTY LOT</b>	----	----	----	----	----	----
187	Zuleika Munoz	Foremost Insurance Company	1985	Holiday	38	12	Yes	
188	Carlos and Carmen De Zayas	Citizens Property Insurance Corporation	1986	Sun Haven	36	12	Yes	
189	Alberto Rodriguez	Citizens Property Insurance Corporation	1988	Sun Haven	40	12	Yes	
190	Silvio, Sara, and Nora Martinez	Mobile USA Insurance Co	1986	Honey	32	11	Yes	
191	Adalberto and Aurora Perez	Foremost Insurance Company	1986	Ridge	38	12	Yes	
192	Rogerio and Mayra Plasencia	Foremost Insurance Company	1983	Honeywell	35	10	Yes	

193	Rene and Caridad Diaz	Safeway Property Insurance Company	1994	Skylark	40	12	Yes
194	-----	-----	---	-----	-----	-----	-----
195	Pedro Garcia	Mobile USA Insurance Co	1979	Claxi	32	10	Yes
196	George and Roberta Doughty	Mobile USA Insurance Co	1983	Cree	29	10	Yes
197	Roberto and Nancy Fleitas	Foremost Insurance Company	1987	Skyline	44	12	Yes
198	Ibrahim and/or Isabel Gonzalez	Mobile USA Insurance Co	1982	Skyline	40	12	Yes
199	Bienvenido and Carmen Diaz	Safeway Property Insurance Company	1982	OHQP	35	12	Yes
200	Rogerio and Ana Plasencia	Foremost Insurance Company	1981	Terr	31	10	Yes
201	Alberto and Carmen Diaz	Mobile USA Insurance Co	1980	Frank	31	8	Yes
202	Ramon Alucuez	Foremost Insurance Company	1982	Citation	35	12	Yes
203	Jose and Sandra Valor	Mobile USA Insurance Co	1972	Atlantic Mob	32	12	Yes
204	Yunior Bella	-----	---	Corp	32	12	Yes
205	Proscopio and Magnolia Delaosa	Foremost Insurance Company	1995	Skyline	40	12	Yes
206	Eugenio and Rosie Collazo	Foremost Insurance Company	1984	Honey	35	12	Yes
207	Hume Trading Co., LTD	Mobile USA Insurance Co	---	-----	-----	-----	-----
208	Jose Horta	Safeway Property Insurance Company	2001	Peah	35	12	Yes
209	Jose and Ada Paris	Foremost Insurance Company	1982	Sunhaven	35	12	Yes
210	Alma Garcia	Citizens Property Insurance Corporation	1983	Brad Mobile	38	12	Yes
211	Anita Swansiger	Mobile USA Insurance Co	1987	Home	44	12	Yes
212	Rodolfo and Ana Cabrera	Mobile USA Insurance Co	1983	Sunhaven	40	14	Yes
213	Jose Jorge	Mobile USA Insurance Co	-----	Unip	40	14	Yes
214	Victor Gonzalez	Mobile USA Insurance Co	1990	Twin Manor	47	12	Yes
215	Pedro and/or Maria Rodriguez	Mobile USA Insurance Co	1994	Skyline	40	12	Yes
216	Jose and Nancy Danauy	Foremost Insurance Company	1982	Krup	36	10	Yes
217	Celestino Chaviano	Foremost Insurance Company	1981	Homes of Merit	35	10	Yes
218	Alex Fernandez	Liberty American Ins. Group	1995	Skyline	40	12	Yes
219	Alberto and Carmez Diaz	Mobile USA Insurance Co	1980	Long	35	8	Yes
220	Emilio Morejon	Omega Insurance Company	1986	Sunhaven	40	12	Yes
221	Hugo Verez	Liberty American	1983	HOBL	36	12	Yes
222	Eduardo Orozco	Foremost Insurance Company	1981	Longwood	35	14	Yes
223	Roberto and Victoria Vayona	Foremost Insurance Company	-----	-----	-----	-----	Yes

224	Armando and Elise Coronel	Mobile USA Insurance Co	1982	Longwood	38	8	Yes
225	Antonio Fernandez	Mobile USA Insurance Co	1987	Sunhaven	44	12	Yes
226	Rufino and Adelaida Martinez	Foremost Insurance Company	1990	Char	40	10	Yes
227	Rufino and Adelaida Martinez	Foremost Insurance Company	1990	Char	40	10	Yes
228	Angel and Maria Veloso	Mobile USA Insurance Co	1985	Park	35	12	Yes
229	Angel and Maria Veloso	Mobile USA Insurance Co	1987	Sunhouse	44	12	Yes
230	Flavia Coll	MHIA	---	---	---	---	---
231	Frank & Ivy Goddard	<b>EMPTY LOT</b>	---	---	---	---	---
232	Jose Perez	Mobile USA Insurance Co	1981	Longwood	35	8	Yes
233	Alberto and Millagros Hernandez	Mobile USA Insurance Co	1982	KROP	40	12	
234	Allan Polkoski	AXA RE Property & Casualty Insurance Company	1971	Skyline	40	12	Yes
235	Melissa Lovermi	State Farm Mutual Automobile Insurance Company	---	---	---	---	---
236	Lloyd and Marianna McNab	Florida Select Insurance Company	1981	Longwood	38	8	Yes
237	Arthur and Shirley Haas	Foremost Insurance Company	1985	Mallard	35	8	Yes
238	Joseph and Susana Lovermi	Mobile USA Insurance Co	2001	Peachbud	35	11	Yes
239	Ernesto and Maria Garcia	Mobile USA Insurance Co	1986	Holiday	33	12	Yes
240	Roberto Cortes	Safeway Property Insurance Company	---	---	---	---	---
241	Myrta Mendez	Mobile USA	1982	Sunview	---	---	Yes
242	Roberto and/or Xiomara Hevia	Safeway Property Insurance Company	2001	Moon	39	12	Yes
244	Raymond & Annie Gonzalez	---	1981	Long	---	---	Yes
245	Aimando & Elena Perez-Aleman	Citizens Property Insurance Corporation	1993	Oak Park	46	10	Yes
246	Luis and Clarisa Gonzalez	Mobile USA Insurance Co	1981	Lingwood	35	8	Yes
247	Diana Sarduy	Federated National Insurance Company	1993	Skyline	40	12	Yes
248	Judith Huerta	Mobile USA Insurance Co	1987	Sun Haven	40	12	Yes
249	Alba Cruz and Pedro Hernandez	Foremost Insurance Company	1989	Skyline	41	12	Yes
250	Juean and Paulita Cabrera	Foremost Insurance Company	1995	Homes of Merit	42	12	Yes
251	Hector and/or Paula Aedo	Mobile USA Insurance Co	1993	Liberty	40	12	Yes
252	Noelia Hernandez	Citizens	1987	Sun Haven	40	12	Yes
253	Rolando Perez and Fidencia Correa	Foremost Insurance Company	1984	Fan	26	12	Yes
254	Maximo or Concepcion Loynaz	Mobile USA Insurance Co	1993	Skyline	44	14	Yes



**EXHIBIT C**

**FIRE MARSHALL LETTER**

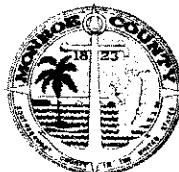


**FIRE MARSHAL'S OFFICE**  
Marathon Government Annex Bldg.  
490 - 63<sup>rd</sup> St., Ocean, Ste. 160  
Marathon, FL 33050  
(305) 289-6010  
(305) 289-6013 FAX



**BOARD OF COUNTY COMMISSIONERS**

Mayor Dixie M. Spehar, District 1  
Mayor Pro Tem Murray E. Nelson, District 5  
George Neugent, District 2  
Charles "Sonny" McCoy, District 3  
David P. Rice, District 4



September 19, 2003

Mr. Don Craig  
The Craig Company  
P.O. Box 372  
Key West, FL 33041-0372

RE: Key Largo Ocean Resort

Dear Mr. Craig:

As a result of a site visit made to Key Largo Ocean Resort on August 29, 2003 by myself and the Tavernier Fire Chief Benny Gonzalez, the following items shall be addressed to increase fire protection, and insure life safety.

- All overhead lines, electric, cable and telephone shall be at least 15 feet high over all right-of-ways.
- Boats shall not be parked in yards or in right-of-way.
- All rights-of-way shall be repaired, maintained and approved by Fire Marshals Office for fire department access.
- Electrical panel at the east corner shall be moved out of right-of-way. The width of the road shall be increased, and a paved surface shall be designed and constructed to support the heaviest fire apparatus.
- All docks shall be required to provide fire protection as follows: 6-inch dry standpipe with fire department connection and two hose cabinets. Fire extinguishers in outdoor cabinets every 75 feet.
- All emergency access shall meet NFPA 1, Chapter 3-5, Fire Lanes.
- All LP gas tanks shall be installed according to NFPA 58.

- All residential trailers shall have their respective street address numbers prominently displayed on the exterior of the trailer in a manner so as to be clearly visible from the street. Numbers shall be a minimum of six inches (6") in height.
- A letter shall be obtained from FKAA showing feasibility for fire hydrants, followed by a letter from independent contractor for installation of same.
- Fire wells shall be installed in strategic locations according to the Tavernier Fire Chief and Fire Marshals Office.

If you need any assistance or require any further information, please feel free to contact me at (305) 289-6010.

Sincerely,



Arthur "Wally" Romero  
Assistant Fire Marshal

cc: Clark Martin, Monroe County Fire Rescue Chief  
Bill Surina, Monroe County Assistant Fire Marshal  
Joe Paskalik, Monroe County Building Official  
Owen Trepanier, The Craig Company  
Jeff Stuncard, Monroe County Senior Planner  
Benny Gonzalez, Tavernier Fire Chief  
Ed Nicole, FKAA



## MONROE COUNTY \*\*\*LIVE\*\*\*

Page 1 of 1

## MISCELLANEOUS RECEIPT

RECEIPT # : 59280 PRINT DATE : 05/12/2004  
 RECEIPT DATE : 05/12/2004 PRINT TIME : 11:25:12  
 OPERATOR : petrickn  
 COPY # : 1

RECEIVED BY : petrickn CASH DRAWER: 2  
 REC'D. FROM : KL OCEAN RESORTS  
 UDF 106.1 :  
 UDF 106.2 :

NOTES : APP FEE FOR DEVELOPMENT AGREEMENT FOR KL OCEAN RESORTS

FEE ID	AMOUNT	THIS RCPT	BALANCE
ZONING-022	4000.00	4000.00	0.00
TOTALS:	4000.00	4000.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	4000.00	7016
TOTAL RECEIPT :	4000.00	

KEY LARGO  
 OCEAN RESORTS CO-OP, INC.  
 OPERATING ACCOUNT  
 94825 OVERSEAS HIGHWAY  
 KEY LARGO, FL 33037

TIB BANK OF THE KEYS  
 KEY LARGO, FL 33037  
 63-928670 2

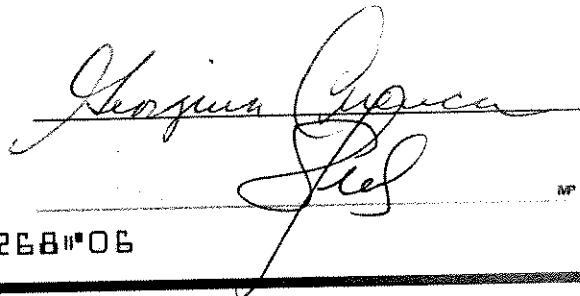
7016

5/4/2004

PAY TO THE \$ \*\*4,000.00  
 ORDER OF Monroe County \*\*\*\*\* DOLLARS

Four Thousand and 00/100\*\*\*\*\* DOLLARS

Monroe County



MEMO Development Agreement

#007016# 067009280# 20150 7268#06

THE STATE OF FLORIDA PUBLIC LANDS  
 (BD OF TR OF THE IIF ST OF FL) %DNR  
 DOUGLAS BLDG  
 TALLAHASSEE FL  
 32399

THE STATE OF FLORIDA PUBLIC LANDS  
 (BD OF TR OF THE IIF ST OF FL)  
 %DNR DOUGLAS BLDG  
 TALLAHASSEE FL  
 32399

PARADISE POINT MOBILE HOME  
 PARK INC ATTN:FRANKLIN ROSE  
 99 SEASIDE AVENUE  
 KEY LARGO FL  
 33037

GUERRA RENE A & MARTA  
 11050 NW 36TH AVE  
 MIAMI FL  
 33167

SPEARS JACK & BARBARA  
 15 LIME STREET  
 KEY LARGO FL  
 33037

BEMAC ENTERPRISES INC  
 P O BOX 464  
 KEY LARGO FL  
 33037

ROBERTSON ELLEN K  
 700 Grouper Lane  
 KEY LARGO FL  
 33037

THOMPSON EVA JOYCE M TRUSTEE  
 (E J M THOMPSON QUAL PER RES TR AG 9-2-99)  
 5918 MALL STREET  
 CORAL GABLES FL  
 33146

LEON LUIS A & MARIE C FERNANDEZ (H/W)  
 7245 SW 105TH TERR  
 MIAMI FL  
 33037

JONES DAVID M & JACQUELINE M  
 714 Grouper LN  
 KEY LARGO FL  
 33037

VAN HEDEN PAUL & HELENE  
 8891 SW 1ST PLACE  
 CORAL SPRINGS FL  
 33071

LARGOLUX CORPORATION  
 P O BOX 330106  
 COCONUT GROVE FL  
 33133

LARGOLUX CORPORATION  
 P O BOX 330106  
 COCONUT GROVE FL  
 33133

MCCARTHY JOHN J  
 724 Grouper LN  
 KEY LARGO FL  
 33037

MONTES DE OCA RAUL & MARICELA  
 1301 NE 119TH STREET  
 N MIAMI FL  
 33161

SERRA JORGE & HILDA  
 14612 SW 50TH STREET  
 MIAMI FL  
 33175

ANCHETA MAIKEL &  
 NUNEZ ODALYS  
 730 GROPER LANE  
 KEY LARGO FL  
 33037

HUNTLEY FRANK & MARY G TR'S  
 (AGREEMENT DATED 9-30-91)  
 5313 NW 66TH AVENUE  
 LAUDERHILL FL  
 33319

CAO ALFREDO J & TANIA  
 727 GROPER LANE  
 KEY LARGO FL  
 33037

LAVALLEE MARK A & SHARON J  
 95051 OVERSEAS HWY  
 KEY LARGO FL  
 33037

HERNANDEZ STEVEN (Q) &  
 DIAZ YAMILLE (T/C)  
 637 CUDA LN  
 KEY LARGO FL  
 33037

LOPEZ ROSANGEL  
 633 CUDA LN  
 KEY LARGO FL  
 33037

PRICE DOUGLAS & CONSTANCE H  
 629 CUDA LANE  
 KEY LARGO FL  
 33037

PRICE DOUGLAS & CONSTANCE H  
 629 CUDA LANE  
 KEY LARGO FL  
 33037

PRICE DOUGLAS & CONSTANCE H  
 629 CUDA LANE  
 KEY LARGO FL  
 33037

TRUJILLO EDUARDO & MARIJULIA  
 257 NAVARRE DRIVE  
 MIAMI SPRINGS FL  
 33166

DEBLASIO WILLIAM & ODALYS  
 PO BOX 343  
 TAVERNIER FL  
 33070

CHAO VICTOR A  
 2765 WEST 78TH STREET  
 HIALEAH FL  
 33016

DELAFUENTE ANGEL & LINDA  
5105 SW 7TH STREET  
MIAMI FL  
33134

WEBB PHILIP J  
615 CUDA LANE  
KEY LARGO FL  
33037

PAWLIK JAMES L & SMITH HOLLY R (WIFE)  
613 CUDA LANE  
KEY LARGO FL  
33037

PAWLIK JAMES L & SMITH HOLLY R  
613 CUDA LANE  
KEY LARGO FL  
33037

NAVARRO LUIS G & MARIA C  
1019 VENETIA AVENUE  
CORAL GABLES FL  
33134

FERNANDEZ ENRIQUE T & AURORA V  
7241 SW 84TH PLACE  
MIAMI FL  
33143

MARROQUIN ALFONSO & LETICIA N  
7239 NW 3RD ST  
MIAMI FL  
33126

WIECJOREK JAMES E & KIMBERLY A  
735 GROPER LANE  
KEY LARGO FL  
33037

WIECJOREK JAMES & KIMBERLY A  
723 FOUNTAINE DRIVE  
LAVERNIER FL  
33070

MENDOZA-BARRENA REAL ESTATE HOLDINGS  
8420 SW 104TH ST  
MIAMI FL  
33156

HLIS MARK J & JANE J  
10235 GROVE LANE  
COOPER CITY FL  
33328

LLERENA AURELIO & MARTHA  
17841 NW 54TH AVENUE  
MIAMI FL  
33055

FADIO GEORGE J  
723 GROPER LANE  
KEY LARGO FL  
33037

MARTINEZ BARTOLOME R & NORMA C  
11841 SW 4TH STREET  
MIAMI FL  
33184

FASSETT ROBERT C & YVONNE V  
 %BERGEN KITCHEN  
 325 MAIN ST  
 LITTLE FERRY NJ  
 7643

MC CABE HARRY M & CECILE L  
 7501 SW 72ND AVENUE  
 MIAMI FL  
 33143

SCUDDER DIANE M  
 715 GROPER LANE  
 KEY LARGO FL  
 33037

HOPPIN WILLIAM E & PEGGY J  
 P O BOX 1949  
 KEY LARGO FL  
 33037

ARTOIS GASTON & LUTGARDE GEURTS (H/W)  
 2842 DESOTO BLVD  
 CORAL GABLES FL  
 33134

NAVARRO JOSE F & GLORIA  
 10420 SW 87 COURT  
 MIAMI FL  
 33173

PEREZ JUDY & JORGE A  
 6934 BOTTLE BRUSH DR  
 MIAMI LAKES FL  
 33014

JENNINGS WILLIAM D (Q) &  
 HOFFMAN JEANNE H T/C  
 14 LIME STREET  
 KEY LARGO FL  
 33037

SCHOLZ SIEGFRIED F & JOAN C  
 15 LIME ST  
 KEY LARGO FL  
 33037

SPEARS JACK & BARBARA  
 15 LIME STREET  
 KEY LARGO FL  
 33037

ABSTEN DANNY J & PATRICIA L  
 P O BOX 3136  
 KEY LARGO FL  
 33037

TALAMAS JOSE &  
 PEREZ CECILIO R/S (B/Q)  
 402 COCONUT DRIVE  
 KEY LARGO FL  
 33037

CAMBLOR EDUARDO A  
 10 W 57TH ST  
 HIALEAH FL  
 33010

DE ROOK LAURENCE  
 409 COCONUT DRIVE  
 KEY LARGO FL  
 33037

CASTRO AMADEO LOPEZ JR  
608 VALENCIA AVE #105  
CORAL GABLES FL  
33134

LOPEZ-CASTRO AMADEO III  
901 PONCE DE LEON BLVD #304  
CORAL GABLES FL  
33134

HOEFERT JOSHUA RYAN  
513 CARIBBEAN DR  
KEY LARGO FL  
33037

LAROCCHIO FAMILY LIMITED  
PARTNERSHIP THE  
424 SUNSHINE BLVD  
TAVERNIER FL  
33070

WISU PROPERTIES LTD  
421 DAROCO AVENUE  
CORAL GABLES FL  
33146

GOEBEL EDWIN A TRUSTEE EST (E A GOEBEL REV LIV TR  
AG U/A/D 7/7/99) - % GINGER GARDNER  
PO BOX 426  
ISLAMORADA FL  
33036

FORANT PHYLLIS T  
1 SEASIDE AVE  
KEY LARGO FL  
33037

FORANT PHYLLIS T  
1 SEASIDE AVENUE  
KEY LARGO FL  
33037

GOEBEL EDWIN A TRUSTEE EST (E A GOEBEL REV LIV TR  
AG U/A/D 7/7/99) - %GINGER GARDNER  
PO BOX 426  
ISLAMORADA FL  
33036

HOLZWORTH RODERIC W & PATRICIA C (B/Q)  
410 COCONUT DR  
KEY LARGO FL  
33037

CASAS JOSE L & CRUZ NANCY (WIFE)  
18 DRIFTWOOD DR  
KEY WEST FL  
33040

CASAS JOSE LEON  
18 DRIFTWOOD DR  
KEY WEST FL  
33040

MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST FL  
33040

MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST FL  
33040

MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST FL  
33040

MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST FL  
33040

MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST FL  
33040

BARBOZA FELIX M & MARIA M  
4055 SW 111 AVENUE  
MIAMI FL  
33165

SO BELL TEL & TEL CO  
TAX ADM OFC  
1155 PEACHTREE STREET NE RM#14H02  
ATLANTA GA  
30309

KNOWLES GERARD  
P O BOX 884  
FELLSMERE FL  
32948

NEVINS DAVID  
1111 DOUGLAS AVE APT 204  
BURLINGAME CA  
94010

CRUMIEL PHILLIP V & JOYCELYN  
16245 SW 107 AVENUE  
MIAMI FL  
33157

BICK SIDNEY & NANCY  
1106 GLENWOOD AVENUE  
JOLIET IL  
60435

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
3706 N ROOSEVELT BLVD SUITE 1  
KEY WEST FL  
33040

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
3706 N ROOSEVELT BLVD SUITE 1  
KEY WEST FL  
33040

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KEY WEST FL  
33040

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
3706 N ROOSEVELT BLVD SUITE 1  
KEY WEST FL  
33040

ADAMIDES ALEXANDER E TRUSTEE  
(U/T/D 12-11-97)  
7846 MIDWAY DRIVE TERRACE  
OCALA FL  
34472

ESPOSITO FRANCIS & ALICE TRS  
 FRANCIS & ALICE ESPOSITO REV TR)  
 PO BOX 380395  
 MURDOCK FL  
 33938

NAVARRO MAXIMO & HILDELISA C  
 83 CENTRAL AVENUE  
 KEY LARGO FL  
 33037

MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

STONE STEVEN  
 174 DOVE CREEK DR  
 TAVERNIER FL  
 33037

MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

SHELTON PRESTON F &  
 SMOLENS ELIZABETH SHELTON T/C  
 2309 SE 21ST ST  
 FT LAUDERDALE FL  
 33316

SHELTON PRESTON F &  
 SMOLENS ELIZABETH SHELTON T/C  
 2309 SE 21ST ST  
 FT LAUDERDALE FL  
 33316

MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
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 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
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MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

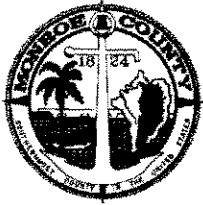
MONROE COUNTY COMPREHENSIVE  
 PLAN LAND AUTHORITY  
 3706 N ROOSEVELT BLVD SUITE 1  
 KEY WEST FL  
 33040

CATERSON DAVID P  
 P O BOX 404  
 BURNSVILLE NC  
 28714

**BOCC STAFF REPORT**

# County of Monroe

Growth Management Division  
2798 Overseas Highway  
Suite 410  
Marathon, Florida 33050  
Voice: 305.289.2500  
FAX: 305.289.2536



Board of County Commissioners  
Mayor Dixie Spehar, District 1  
Mayor Pro Tem Charles "Sonny" McCoy, District 3  
George Neugent, District 2  
David Rice, District 4  
Murray E. Nelson, District 5

## MEMORANDUM

TO: Monroe County Board of County Commissioners

FROM: Ty Symroski, Director of Growth Management *TS*

DATE: May 3, 2006

SUBJECT: **Proposed Development Agreement Between Monroe County And Key Largo Ocean Resorts, Co-op, Inc.**

**Meeting Date:** May 16, 2006

### Background on Agreement

The Planning Commission held two public hearings on the proposed Development Agreement and after careful review of the facts and public input, recommended approval to the Board of County Commissioners of the proposed Development Agreement.

The proposed development agreement results from a Settlement Agreement reached between Monroe County and Key Largo Ocean Resorts, Co-op, Inc. (KLOR) signed by both parties in June 2003, arising from court ordered mediation. This mediation arose from legal action brought by KLOR against the County seeking relief from the application requirements of the Recreational Vehicle District that were being enforced through code enforcement proceedings.

The first requirement of the Settlement Agreement has been met with the change in the Future Land Use and Land Use District designations to Residential High and Urban Residential Mobile Home. These designations went into effect earlier this year.

The Planning Commission first considered the proposed Development Agreement at a public hearing on July 27, 2005. After receiving staff report and input from the applicant and public, the Planning Commission continued this item until the September 28, 2005 meeting, instructing staff to make further revisions to the document as agreed to by the Commission and applicant.

## **Purpose of the Agreement**

The proposed Development Agreement is intended to provide the general framework for redevelopment of the 20.88-acre Key Largo Ocean Resorts project, located at approximately mile marker 95 of U.S. Highway 1 fronting on the Atlantic Ocean into a manufactured and single family-detached home community. The project site contains: 284 or 285 lots; marina, tennis courts, swimming pool, recreation building, club house, boat trailer parking, 65 boat slips, and administrative offices for the resort. The agreement is intended to run for a period of seven years.

The Development Agreement is intended to: (1) provide a phased program of remedial permitting actions to bring structures/improvements into compliance with the Building Code and Land Development Regulations applicable to a manufactured and single family-detached home community; (2) recognize the right for KLOR lot owners to temporarily retain pre-existing lawful uses or structures established prior to 1990; and (3) establish specific development and permit approvals required to bring the resort into compliance with Land Development Regulations and Fire Safety Codes.

The agreement provides the roadmap for resolving long-standing code enforcement issues. Without a Development Agreement acceptable to both the County and KLOR to address these compliance issues in a fair and reasonable manner, the County will have no choice, but to forward to foreclose on the KLOR property and proceed with further code enforcement proceedings to remove all unpermitted, non-compliant structures, which currently exist on all but a small number of lots. Such an outcome would result in a costly and lengthy process for the applicant, its shareholders and the County and provide a great deal of uncertainty for individual shareholders.

## **Revisions to Draft Agreement**

As directed by the Planning Commission at its July 27, 2005 meeting, the staff has revised the draft Development Agreement. In addition, several minor edits have been made by staff to correct typographical errors and clarify text. Deleted text is shown with a ~~strikethrough~~ and new text is underlined. Following the Planning Commission meeting of January 25, 2006, staff added several minor edits to correct typographical errors and clarify text including the term "compliant" added before manufactured home to identify that the new manufactured home must meet all federal, state and local requirements.

At the Planning Commission meeting of February 22, 2006 the Planning Commission directed staff to further amend the draft Development Agreement, Section B. Vesting and Compliance Policies and Section D. Special Development Standards.

The following are the significant revisions made to the February 22, 2006 draft Development Agreement:

1. Section B. Vesting and Compliance Policies
5. All non-road ready park models, other recreational vehicles, or manufactured homes in place after 1989 and without a permit for placement by the County

shall be removed or brought into compliance with the County's floodplain regulations in accordance with the Site Redevelopment Plan. After their removal they may be temporarily replaced on their individual lots by a road ready RV for a period of five (5) three years from the effective date of the Site Redevelopment Plan, or permanently replaced with a ~~category D~~ compliant manufactured home or ~~modular~~ single family-detached home at or above base flood elevation.

2. Section D. Special Development Standards

4. Pursuant to paragraph B. above, road ready recreational vehicles may be temporarily placed on individual lots for a period of five (5) three (3) years from the effective date of the Site Redevelopment Plan after which only manufactured or modular homes shall be authorized to be placed on any of the lots.

The following are the significant revisions made to the July draft Development Agreement:

1. **Global Revision:** Throughout the agreement the words "modular home" have been replaced with words "single family-detached". This revision allows both conventional and manufactured housing to be constructed. The draft agreement was further amended following the January 25, 2006 meeting to correct omissions in replacing the word "modular home" with the words "single family-detached".
2. **IV. Provisions:** The text has been revised to require that all permit applications to bring lots into compliance and to place either a compliant manufactured home or single-family detached dwelling unit on each lot within three years from the effective date of the Site Redevelopment Plan. Within one-year from the effective date of the Site Redevelopment Plan, 75 lots will be brought into compliance with at least 50 lots each year thereafter. All lots must be in compliance by no later than six years from the effective date of the Site Redevelopment Plan.

Language has been included that ensures that both the County and KLOR recognize that the County may not be able to process all permits within the statutory 30 day period required by the Florida Building Code.

3. **IV. D., 3:** This revision requires that the applicant must provide documentation verifying the existence of the 285<sup>th</sup> unit as part of the Site Redevelopment Plan. If the applicant is unable to prove the existence of this unit, then the project will be held to a maximum of 284 units.

### **Significant Elements of the Agreement**

The significant elements of the Development Agreement are found under II, F (Local Development Permits), 4, and IV, (Additional Provisions).

II [Local Development Permits], F 4 (page 7).

The Development Agreement requires that KLOR submit a complete Site Redevelopment Plan application package to the County for redevelopment of the resort into a manufactured and single family-detached home development that is compliant with County regulations. This plan must be submitted to the County within 120 days from the effective date of the Agreement and shall be noticed and reviewed pursuant to the process for major conditional use.

IV [Additional Provisions](pages 10-14).

In A., Permits (page 10), KLOR, its lessees or cooperative members shall apply for all the building or demolition permits required to bring existing improvements and structures into compliance to replace existing manufactured homes or RVs with compliant manufactured or modular and single family-detached homes. The compliance schedule to submit applications for building and demolition permits for compliance and replacement of existing non-compliant structures shall be identified by individual lot number in the Site Redevelopment Plan required by section II F. 4, provided that: (1) all permit applications shall be applied for within three (3) years of from the effective date of the Site Redevelopment Site Plan; (2) at a minimum, 75 lots in each calendar year shall be brought into full compliance with Chapter 6.0 and Chapter 9.5, Monroe County Code and this Development Agreement within one year from the effective date of the Site Redevelopment Plan and at least fifty (50) lots each year thereafter until all the structures and improvements on all lots are in full compliance; and, (3) all 285 lots shall be in full compliance with Chapter 6.0 and Chapter 9.5, Monroe County Code and this Development Agreement by no later than six (6) years from the effective date of the Site Redevelopment Plan. However, the County must be presented with written certification on forms approved by the County, in advance, that the KLOR management, specifically its President and Board of Directors, has approved the individual permit application. All work authorized by said permits shall be completed in accordance with Chapter 6 and Chapter 9.5, Monroe County Code. Permits required for roads, fire suppression, stormwater, landscaping, utility relocations, and other community facilities or improvements shall be applied for by KLOR, its lessees and cooperative members, pursuant to the approved Site Redevelopment Plan within a period of one (1) year from the effective date of the Site Redevelopment Plan. In regard to the submittal of permit applications to bring lots into compliance, both parties recognize that the time requirements under the Florida Building Code for the processing of permit applications by the County's Building Department may not be strictly adhered to in order to: allow the County staff sufficient time to properly review and approve all these applications, given the three year submittal deadline for applications; and, to provide greater flexibility to KLOR, its lessees or successors in meeting the five-year compliance schedule.

In B., Vesting and Compliance Policies (page 11) lists the overall policies and standards to be followed in preparing the compliance implementation schedule and actions for each lot in the Site Redevelopment Plan. Except where after-the-fact permits may be issued, all other improvements will need to be removed, except for driveways and other surface improvements authorized under the Site Redevelopment Plan. [Note: Exhibit B is intended for informational purposes only. All lots will be required to remove and/or replace all non-compliant RV's, park models, or

manufactured homes with a compliant manufactured or single family-detached home at the proper base flood elevation.]

For a period of three (3) years from the effective date of the approval of the Site Redevelopment Plan, lot owners, who must remove their non-compliant RV or manufactured home, may temporarily place road ready RVs on their lots to allow an easier transition period for many owners who may be financially unable install new manufactured or conventional construction homes.

Under IV, B 5, and IV C. (page 12), lot owners will be required to pay delinquent license taxes and impact fees for either a manufactured or single family-detached home. These payments must be made prior to issuance of permits.

Under D (pages 12 – 13), KLOR will be required to record a restrictive covenant on the property to limit the number of units based on the approved Site Redevelopment Plan. Any units that are lost due to redevelopment may only be transferred off-site as affordable housing. Additionally, the applicant is requesting that the Board of County Commissioners be given the right to review and amend the Site Redevelopment Plan.

### **Staff Recommendation on Agreement**

The Planning Commission recommends **APPROVAL** to the Board of County Commissioners for the proposed Development Agreement between Key Largo Ocean Resorts Co-op Inc. and Monroe County.